



Tim Greimel, Mayor
Khalfani Stephens, Deputy Mayor



PONTIAC HISTORIC DISTRICT COMMISSION

March 13, 2024, 6:00 pm

CITY HALL – 2nd FLOOR – COUNCIL CHAMBERS

47450 WOODWARD AVENUE – PONTIAC, MICHIGAN

Agenda

1. CALL TO ORDER:
2. ROLL CALL:
3. OFFICIAL COMMUNICATIONS:
4. MINUTES FROM REVIEW: January 17, 2024 & February 21, 2024
5. APPROVAL OF THE AGENDA:
6. OLD BUSINESS:

None

7. NEW BUSINESS

- | | |
|-------------------|--|
| A. Application#: | HDC 24-002 |
| Applicant: | Rick Robinson |
| Address: | 369 West Iroquois Road |
| Request: | Review of work without HDC review for windows, siding, and railing installation. |
| | |
| B. Application #: | HDC 24-004 |
| Applicant: | Molses Blanco |
| Address: | 260 Nelson Road |

Request: Review of work without HDC review for windows and doors. And review requested work for new window, new door, new gutters, new glass block windows, and porch work.

8. PUBLIC COMMENT:

9. STAFF COMMUNICATION

- A. HDC Work Session to follow at the conclusion of the meeting in City Council Conference Room
- B. Next Regular Meeting: April 10, 2024



Tim Greimel, Mayor
Khalfani Stephens, Deputy Mayor

CITY OF PONTIAC, MI
HISTORIC DISTRICT COMMISSION MINUTES
Wednesday, January 10, 2024 – 6 pm
City of Pontiac City Council Chambers

I. CALL TO ORDER: (6:08)

HDC Commissioners Present: Rick David - Chair
Regina Campbell – Vice Chair
Jim Allen
Ken Burch
Jen Burk
Rachael Clark

Staff Members: Paul Harang – Planner II

II. MEETING MINUTES FOR REVIEW

The minutes for December 7, 2023, were approved by Commissioner Burk and seconded by Commissioner Burch.

The minutes for December 13, 2023, were approved by Commissioner Burk and seconded by Commissioner Clark

III. OFFICIAL COMMUNICATIONS:

Staff Planner Harang welcomed members to the meeting and indicated no official communications.

IV. PUBLIC HEARINGS:

Application #: HDC 23-058
Applicant: Arnold Roofing for Clide Alexander
Address: 95 Oliver Road
Request: Remove existing roofing material(s) from the house and garage roofs to install new asphalt shingles on both structures.

Staff Planner Harang provided a presentation regarding the request at 95 Oliver to remove existing slate tiles, metal material, and asphalt roofing material from the house and to install new asphalt shingles. Additionally, the existing garage asphalt roofing material will be removed and replaced with new asphalt shingles.

The applicant, Danny Hines representing Arnold Roofing, indicated the roof at 95 Oliver is very deteriorated on the dwelling and garage with many repairs done over time to both roofs. The owners are requesting the removal of all roofing material from both structures and the installation of new asphalt shingles on the roofs.

Commissioner David asked the applicant if the property was a rental home or if it was occupied by the homeowner.

Applicant Hines indicated the dwelling is a rental property. And shortly, new tenants will be moving into the house.

Commissioner Allen asked a question about what would occur with the slate roofing material after being removed from the dwelling roof. The Commissioner indicated he may know of an organization interested in obtaining the removed slate roofing tiles to repropose them on other buildings.

The applicant indicated that she is open to the idea and supports the recycling of the removed slate tiles but will contact the owner to approve the donation.

Commissioner Burch sought information about the solar panels on the roof of the dwelling and whether the panels would be removed permanently or placed back on the roof after the new roofing was installed. Additionally, the Commissioner asked about repairing the existing slate on the house if that would be a viable option.

The applicant indicated the solar panels are not operational and will be removed and not replaced on the roof. The applicant also indicated the roof is very deteriorated with many repairs occurring over time that have weakened the integrity of the roof and structure.

Staff Planner Harang indicated, per research, slate tiles have a lifetime of around 100 years. And the house is 100 years old.

Public comment was provided by Sue Sinclair, a resident of Pontiac, regarding the removal of the slate tiles. Ms. Sinclair asks the commission and applicant if she can salvage the removed tiles. She indicated that Oak Hill Cemetery is interested in obtaining slate tiles to repair the mausoleums in the cemetery and the Oakland County Historical Society stated the organization can store the material before the cemetery obtains the tiles.

Ms. Sinclair then updated the commission regarding a house in Seminole Hills which she feels the City of Pontiac needs to investigate regarding alterations that have already occurred at the site without HDC review. She requests the city to inspect the house for valid permits. She feels the new owners have not obtained any permits and have not contacted the HDC for the completed alterations.

Staff Planner updated the Commission on future commission training and posed questions regarding a future application and what type of information the commission would seek to review the future request.

V. ADJOURNMENT (6:55)

The motion was made by Commissioner Burch and seconded by Commissioner Burk.

Vote

Yes 6

No 0

Respectfully Submitted,

Paul Harang, Planner II
Community Development Department



Tim Greimel, Mayor
Khalfani Stephens, Deputy Mayor

CITY OF PONTIAC, MI
HISTORIC DISTRICT COMMISSION TRAINING MINUTES
Wednesday, February 21, 2024 – 6 pm
City of Pontiac City Council Chambers

I. CALL TO ORDER: (6:08)

HDC Commissioners Present: Rick David - Chair
Regina Campbell – Vice Chair
Jim Allen
Fernando Bales
Ken Burch
Jen Burk
Rachael Clark

Staff Members: Mark Yandrick – Planning Manager
Paul Harang – Planner II

II. MEETING MINUTES FOR REVIEW

No meeting minutes were reviewed.

III. OFFICIAL COMMUNICATIONS:

Staff Planner Harang welcomed members to the training and indicated no official communications.

IV. PUBLIC HISTORIC DISTRICT COMMISSION TRAINING:

The Historic District Commission conducted a public training presented by Kristine Kidorf from the Michigan Historic Preservation Network. The training focused on various aspects of historic preservation which an HDC Commissioner must learn to review each case.

The training consisted of:

1. Preservation History and Laws
2. Commission Roles.
3. Historic District Study Committees and Designations
4. Conducting a Meeting of the Commission
5. Secretary of the Interiors Standards & Design Guidelines
6. Certified Local Government Program
7. Local Historic Districts Act
8. Open Meetings Act
9. Elements of a Structure.

V. ADJOURNMENT (8:21)

Respectfully Submitted,

Paul Harang, Planner II
Community Development Department

HDC 24-002
369 West Iroquois Road
By Paul Harang



Tim Greimel, Mayor
Khalfani Stephens, Deputy Mayor

Application: HDC 24-002

369 W. Iroquois Road

HDC MEETING DATE:	3-13-2023
HISTORIC DISTRICT:	Seminole Hills
PROPERTY OWNER:	Rick Robinson
SCOPE:	Review completed work without HDC approval. The applicant has installed 24 new vinyl windows, new vinyl railings on the dwelling, installed vinyl siding over wood siding, and installed metal doors in the garage.

EXECUTIVE SUMMARY

The applicant, Rick Robinson, has removed or covered original building features without seeking approval from the HDC.

Staff recommends supporting the vinyl railings, vinyl windows on non-primary facades with grills, and the new garage doors if the commission can find these features to have deteriorated and require replacement with modern materials that are consistent with the district.

Staff does not recommend approval for the removal of original wood windows replaced by vinyl windows on the primary facade and the covering of wood garage siding and garage windows with vinyl siding.

OVERVIEW

The applicant is requesting a Certificate of Appropriateness for the removal of wood and vinyl windows with grills on the dwelling and wood stoop railings. The applicant has installed new vinyl windows in the dwelling and vinyl railings on the stoop. The applicant also covered wood siding and wood windows with vinyl siding on the garage, removed wood sliding vehicle doors and wood pedestrian doors, and replaced them with metal doors. The work has been completed on both structures without HDC approval. Therefore, the applicant is seeking support from the Commission regarding the exterior changes to both structures.



EXISTING CONDITIONS

369 W. Iroquois Road was constructed in 1931. This American Bungalow - Craftsmen-style dwelling is characterized as, a 1-1/2 story frame structure with a gable roof, wide overhanging eaves with side brackets, and dormers on the front and rear roof lines. The dwelling facades are composed of vinyl siding and painted cedar shingles at each gable side wall. The garage is a hip roof structure having two (2) vehicle bays with

metal vehicle doors and a metal pedestrian door. The garage facades are clad with white vinyl siding.

STAFF OBSERVATIONS AND RESEARCH

- The Seminole Hills Historic District was established in 1983.
- The subject property is located on the south side of West Iroquois Road nearer its intersection with Algonquin Road.
- The house and garage look in good condition with significant alterations to both structures.
- City records show in 2023 a hold was issued by Code Enforcement for work being done without a permit and Historic District Commission review for exterior alterations.

HDC 24-002
369 West Iroquois Road
By Paul Harang



Figure 2 – Photo of dwelling from October 2023



Figure 3 – Photo of dwelling from February 2024



Figure 4 Photo of garage in 2023





Figure 5 Photo of garage in 2024

STANDARDS OF APPROVAL

Secretary of the Interior Standards

The Secretary of the Interior Standards for the Treatment of Historic Properties provides 10 standards for rehabilitating historic properties. The relevant standards for this request are #2, #5, and #6.

#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”.

#5 – “Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved”.

#6 - “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the 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”.

These standards prohibit the removal or covering of original building features and elements such as windows, siding, railings, doors, and vehicle doors.

City of Pontiac Historic District Commission guidelines

The Pontiac Historic District Commission Review Guidelines provide 11 standards for the rehabilitation of historic properties. The relevant standards for this request are #3, #5, #7, #10, and #11.

#3 – “The general compatibility of exterior design, setbacks, arrangement, color, texture, and materials proposed to be used.

#5 – “Whether the applicant has avoided, where possible, the removal or alteration of any historic building materials or distinctive architectural features or any other changes which would destroy the original character of the affected structures”.

#7- “ Whether the applicant, where reasonably possible, will repair rather than replace deteriorated architectural features and where replacement is necessary, whether such replacement is as similar in composition and texture as is possible and is based on a reasonably accurate duplication of the architectural features”.

10 – Contemporary designs, materials or methods for construction, alterations or repair shall not be discouraged where they are compatible with the size, color, material, and character of the affected structure and adjacent structures.

11 – “Whether, where reasonably possible, the proposed alteration will be done in such a manner as to not impair the essential form and integrity of the structure in the event that such alterations are removed in the future”.

The guidelines indicate the replacement of original wood windows, covering the wood siding on the garage with vinyl siding, removal of possible original wood vehicle garage and pedestrian doors, and covering wood garage windows with vinyl siding are prohibited as per the criteria.

A. WINDOW REPLACEMENT

*The City of Pontiac, Historic District Commission **window replacement** review guidelines state:*

1. “Avoid, where possible, the removal or alteration of any historic building materials”.
2. “Where reasonably possible, will repair rather than replace deteriorated architectural features and where replacement is necessary, whether such replacement is similar in composition and texture and reasonably accurate duplication of the architectural feature requires repair over replacement and replacement materials must match composition, texture and detail of original where replacement windows with flat profiles does not meet this criteria”.
3. “For the Historic District Commission to approve window replacement, the applicant must provide clear and irrefutable evidence that the windows are in such disrepair that they cannot be repaired”.
4. “Primary façade window treatment authorizes the approval of work on windows under the following conditions in order of desirability on all elevations facing street frontages”:
 - a. “Repair of existing windows”
 - b. “Replace with like”:
 - i. “Use of the same materials”
 - ii. “Matching existing configuration.”

- iii. "Matching of color."
- iv. "Matching of trim detailing."
- 5. "Non-primary elevation treatment allowances – The Historic District Commission desires these primary façade equality windows on all facades, but within residential districts, the Historic District Commission will accept replacement windows to a lower design standard than those on the primary façade in order of desirability for non-primary façades".
 - a. "Repair existing windows"
 - b. "Replacement with like"
 - i. "Use of same materials."
 - ii. "Matching existing configuration."
 - iii. "Matching of color."
 - iv. "Matching trim details."
 - c. "Replacement with modern materials with true divided lites (panes) and muntins that match the existing profiles".
 - d. "Replacement with new windows of modern materials and exterior divider grilles to match existing window profile". e. "Standard replacement windows with either interior divider grilles or no divider grilles (least desirable – for non-primary facades only)"

B. SIDING REPLACEMENT

Pontiac guidelines for **siding replacement** indicate the applicant must provide evidence that:

1. The siding cannot be repaired.
2. The historic siding has already been removed from the structure and is not still underneath the new material.

Pontiac Siding Treatment Requirements in order of desirability:

1. Repair/ Uncovering of existing siding/cedar shingles.
2. Replacement of original historic materials with materials that match.
 - a. Use of the same materials.
 - b. Matching existing configuration – for example, clapboard on the first floor and cedar shakes on the second floor.
3. Replacement of original damaged materials or removal of vinyl or aluminum siding and replacement with cement board products (like Hardi Board) that mimic the width and pattern of the original materials.

If the original siding still exists under later alterations, it is the policy of the Commission to require the restoration of this material over all other options.

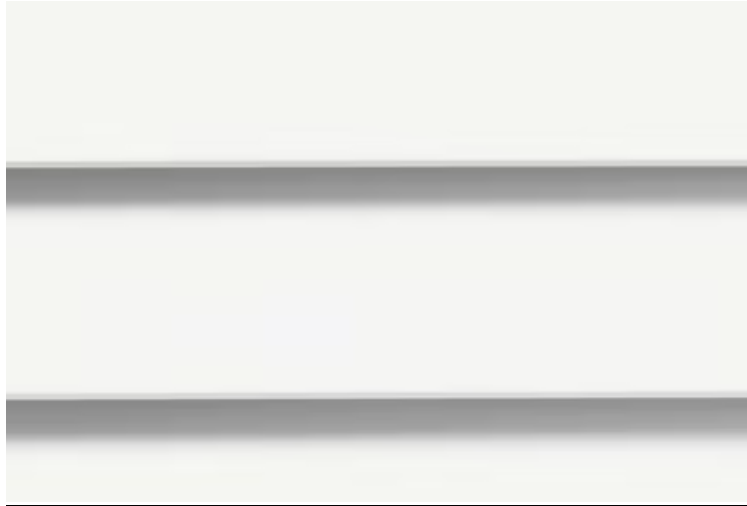


Figure 6 – sample of Vinyl Siding

C. RAILING

The Secretary of the Interior's Standards for Rehabilitation pertains to historic buildings of all materials, construction types, and sizes. The removal of deteriorated railings and installation of new railings must match the old in design, color, texture, and other visual qualities and where possible materials.

The applicant indicated that the old, deteriorated railings were the replacement for the original railings removed in the past. It was also indicated that the applicant tried to replicate the new railings to existing examples within the district.

ANALYSIS

The Historic District Commission is required to review any plans and/or building elevations affecting the exterior appearance of a historic site or any proposed or existing structure located within a historic district as required in Section 74.55 of the Pontiac City Code.

Because many of the original building elements have been removed or altered on the dwelling and garage, it is the staff's opinion that the applicant is contradictory to the standards of both the Secretary of the Interior's standards #2, #5, and #6 and Pontiac Historic District Commission Guidelines #3, # 5, # 7, # 10 and # 11.

Per the Secretary of the Interiors standards and Pontiac Review Criteria, repair over replacement is optimal. Since the applicant has removed, discarded, or covered building elements the commission has no evidence of the past conditions to warrant removal and will have to rely on historical photographs, the applicant's testament to the condition, and resident input if any.

A. WINDOW REPLACEMENT & COVERING WINDOW OVERVIEW

The Pontiac Historic Guidelines for Window replacement states, “for the HDC to approve window replacements, the applicant must provide clear and irrefutable evidence that the windows are in such disrepair that they cannot be repaired or that the historic windows have already been replaced.”

The Commission can accept vinyl replacement windows only for the **non-primary façades** based on the order of desirability listed in the guidelines. The guidelines do not provide the ability to approve vinyl replacement windows on the **Primary Façade** based on the standards of the guidelines.

Based on these standards, the primary façade requirements focus on repair over replacement, if replacement is warranted the new windows shall be of like materials, configuration, color, and trim.

Additionally, the applicant has covered the original wood windows within the garage with vinyl siding. The covering of building features should be avoided. Such alteration is not consistent with the compatibility of the exterior design of designated structures.

B. SIDING REPLACEMENT OVERVIEW

Per the Pontiac Historic District Commission Guidelines for siding, “installation of new vinyl or aluminum siding over original historic fabric (clapboard, cedar shingles, or other material) is strictly **prohibited** “. “if

the original siding still exists under later alterations, it is the policy of the Commission to require the restoration of this material over all other options”.

For the Historic District Commission to approve new siding, the applicant must provide evidence that:

1. The siding cannot be repaired.
2. The historic siding has already been removed from the structure and is not still underneath the newer material.

The applicant indicated the wood siding on the garage was “very deteriorated” therefore, he covered the garage walls with vinyl siding to mimic the siding on the dwelling. However, this alteration is not consistent with either standard/ criteria.

C. GARAGE DOOR AND RAILING REPLACEMENT OVERVIEW

All applicants are required to contact the HDC regarding all work to be initiated on a designated resource within a historic district. The applicant replaced possible original sliding wood vehicle doors, and a wood pedestrian garage door and replaced wood stoop railings, that were not original, at the site.

Unfortunately, the commission and staff were unable to investigate the condition of these building features to provide findings to point toward the need to repair or total replacement of these building features if warranted.

HDC 24-002
369 West Iroquois Road
By Paul Harang

The sliding wood garage doors and wood garage pedestrian doors are a historic feature of this resource. Unfortunately, the commission and staff were unable to inspect the condition of the doors, so all garage doors were lost.

The applicant removed a replacement wood railing on the stoop and replaced it with a white vinyl railing. Per a review of other dwellings within Seminole Hills, the most common railing materials in the district are metal or wood. The staff was only able to identify one (1) vinyl railing within the district which is consistent with the railing at the subject site.

CONCLUSION

Staff do not support the addition of vinyl windows on the Primary Façade or covering wood siding and wood windows in the garage. Staff also find it difficult to support the removal of the wood garage doors and removal of wood railings with vinyl railings on the stoop due to the fact staff were unable to inspect the condition of these features before their removal. However, metal garage doors are a common feature of the district, and the vinyl railings look consistent with the existing railing identified in the district therefore, the applicant will need to testify to the wood doors' condition at removal and indicate the condition of the wood rails needing to be replaced with vinyl railings.

Staff supports the insertion of new vinyl windows on the non-primary facades with similar grills to the original windows if the Commission can determine that the original material was beyond repair and warrants replacement.

The commission will need to carefully weigh the Secretary of the Interior and Pontiac guidelines' focus on repair over replacement for all lost building features and if replacement is warranted findings shall focus on material, style, and color.

Lastly, the Commission has the ability based on section 74-78 of the Municipal Code to require an owner to restore the property to its original condition if work has been done without a permit and the Commission finds that the work does not qualify for a certificate of appropriateness.

RECOMMENDATION

Staff recommends **DENIAL** of the request to install vinyl replacement windows on the primary façade, vinyl siding on the garage walls, and covering windows with siding in the garage.

Staff recommends APPROVAL of the insertion of vinyl windows with grills on non-primary facades based on the window guidelines.

The staff recommends APPROVAL, new vinyl railings, and replacement garage doors *based on the Commission's ability to determine the condition of these features before their removal and if these new materials are similar in composition, texture, size, scale, color, material as if possible and are based on a reasonably accurate duplication of the architectural feature that was lost.*

SAMPLE MOTIONS

SAMPLE MOTION TO APPROVE:

I move to **APPROVE** this request based on the secretary of the Interiors standards #2, #, 3, #5, and #6 to install new vinyl windows on the primary façade, vinyl siding on the garage walls, and covering windows with siding on the garage.

I move to **APPROVE** this request based on the secretary of the Interiors standards #2, #, 3, #5, and #6 to install vinyl windows with grills on the non-primary facades.

I move to **APPROVE** this request based on the secretary of the Interiors standards #2, #, 3, #5, and #6 to install new vinyl railings and replacement garage doors.

SAMPLE MOTION TO DENY:

I move to **DENY** this request based on the secretary of the Interiors standards #2, #, 3, #5, and #6 to install new vinyl windows on the primary façade, vinyl siding on the garage walls, and covering windows with siding on the garage for the following reason(s): _____.

I move to **DENY** this request based on the secretary of the Interiors standards #2, #, 3, #5, and #6 to install vinyl windows with grills on the non-primary facades for the following reason(s): _____.

I move to **DENY** this request based on the secretary of the Interiors standards #2, #, 3, #5, and #6 to install new vinyl railings, and replacement garage doors for the following reason(s): _____.

SAMPLE MOTION TO TABLE:

I move to **TABLE** this request based on the secretary of the Interiors standards #2, #, 3, #5, and #6 to install new vinyl windows on the primary façade, vinyl siding on the garage walls, and covering windows with siding on the garage for the following reason(s): _____.

I move to **TABLE** this request based on the secretary of the Interiors standards #2, #, 3, #5, and #6 to install vinyl windows with grills on the non-primary facades for the following reason(s): _____.

I move to **TABLE** this request based on the secretary of the Interiors standards #2, #, 3, #5, and #6 to install new vinyl railings, and replacement garage doors for the following reason(s): _____.



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: 369 W. IROQUOIS RD

Sidwell Number: 14-31203002

Date: 1/26/24

Office Use Only

PF Number: _____

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	RICK ROBINSON		
Address	4137 MEYERS RD		
City	WATERFORD		
State	MI		
ZIP Code	48329		
Telephone	Main: 248-495-3300	Cell: SAME	Fax: 248-232-6126
E-Mail	RICK@JRINVESTMENT.NET		

Property Owner (please print or type)

Name	J+R FAMILY INVESTMENTS, LLC		
Address	4137 MEYERS RD.		
City	WATERFORD		
State	MI		
ZIP Code	48329		
Telephone	Main: 248-495-3300	Cell: SAME	Fax: 248-232-6126
E-Mail	RICK@JRINVESTMENT.NET		

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.)

☐ 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.

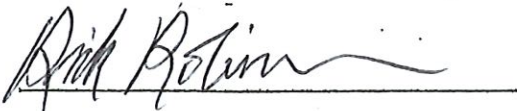
☐ Moving:

- State reasons for moving.
- State proposed location

Description:

REPLACED WINDOWS ON HOUSE, WINDOWS
ON FRONT HAVE WHITE GRIDS THAT HAVE
SAME GRID DESIGN AS THE WINDOWS THAT
WERE ON THE HOUSE WHEN WE PURCHASED.
INCLUDED WITH APPLICATION ARE BEFORE
AND AFTER PHOTOS.

(Attach additional pages as necessary)



Signature of Owner



Signature of Applicant

State of Michigan
County of Oakland

On this ____ day of _____, A.D., 20____, 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 it to be true.

Notary Public, Oakland County, Michigan
My Commission Expires: _____

























6750 S. Belt Circle Drive
Chicago, IL 60638
PH: 708-594-2600
FX: 708-594-1508
<http://www.midwaywindows.com/>

ORDER: 833305
ORDER DATE: 11/21/2023
EST. DELIVERY DATE: 12/18/2023
ORDER CONTACT:

ORDER ACKNOWLEDGEMENT




INVOICE INFORMATION



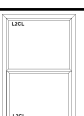

Antcliff Windows & Doors
2417 E. Judd Rd.
Burton, MI 48529

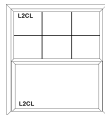
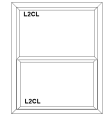

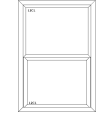
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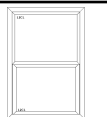
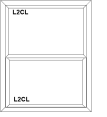
Antcliff Windows & Doors
2417 E. Judd Rd.
Burton, MI 48529


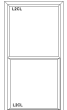


SHIP VIA: DELIVERY



ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS		
833305	11/21/2023	110148CSCH	JNR INVESTMENTS INC		Net 35		
ITEM	DESCRIPTION		QTY	SIZE	PRICE	TOTAL	
1	Belmont Picture Window		1	TTT: 23 3/4 W x 37 1/4 H	\$92.50	\$92.50	
	Interior Color{White}				\$0.00	\$0.00	
	Exterior Color{White}				\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}				\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}				\$14.80	\$14.80	
	FOYER						
					ITEM SUBTOTAL:		
					\$107.30	\$107.30	
U-Value		Solar Heat Gain	Visible Light				
0.27		0.3	0.57				
Energy Star Zones		N/A					
2	Belmont Picture Window		1	TTT: 39 3/4 W x 27 H	\$106.56	\$106.56	
	Interior Color{White}				\$0.00	\$0.00	
	Exterior Color{White}				\$0.00	\$0.00	
	Tempered				\$52.73	\$52.73	
	Glazing{Dual Glaze - Double Strength}				\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}				\$16.28	\$16.28	
	STAIR						
					ITEM SUBTOTAL:		
					\$175.57	\$175.57	
U-Value		Solar Heat Gain	Visible Light				
0.27		0.3	0.57				
Energy Star Zones		N/A					
3	Belmont Single Hung		1	TTT: 29 3/4 W x 45 1/2 H	\$140.60	\$140.60	
	Interior Color{White}				\$0.00	\$0.00	
	Exterior Color{White}				\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}				\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}				\$19.24	\$19.24	
	Half Screen				\$0.00	\$0.00	
	Fiberglass				\$0.00	\$0.00	
	Double Locks				\$0.00	\$0.00	
	STAIR NOT TEMP						
					ITEM SUBTOTAL:		
					\$159.84	\$159.84	
U-Value		Solar Heat Gain	Visible Light				
0.27		0.29	0.55				
Energy Star Zones		N/A					

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS		
833305	11/21/2023	110148CSCH	JNR INVESTMENTS INC		Net 35		
ITEM	DESCRIPTION		QTY	SIZE	PRICE	TOTAL	
4	Belmont Single Hung		2	TTT: 25 3/4 W x 37 1/4 H	\$125.80	\$251.60	
	Interior Color{White}				\$0.00	\$0.00	
	Exterior Color{White}				\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}				\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}				\$16.28	\$32.56	
	Half Screen				\$0.00	\$0.00	
	Fiberglass				\$0.00	\$0.00	
	BACK BED						
U-Value		Solar Heat Gain		Visible Light		ITEM SUBTOTAL: \$142.08 \$284.16	
0.27		0.29		0.55			
Energy Star Zones		N/A					
5	Belmont Single Hung		1	TTT: 33 3/4 W x 37 1/4 H	\$125.80	\$125.80	
	Interior Color{White}				\$0.00	\$0.00	
	Exterior Color{White}				\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}				\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}				\$16.28	\$16.28	
	Half Screen				\$0.00	\$0.00	
	Fiberglass				\$0.00	\$0.00	
	Double Locks				\$0.00	\$0.00	
	BACK BED						
U-Value		Solar Heat Gain		Visible Light		ITEM SUBTOTAL: \$142.08 \$142.08	
0.27		0.29		0.55			
Energy Star Zones		N/A					
6	Belmont Single Hung		2	TTT: 29 3/4 W x 45 1/4 H	\$140.60	\$281.20	
	Interior Color{White}				\$0.00	\$0.00	
	Exterior Color{White}				\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}				\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}				\$19.24	\$38.48	
	Half Screen				\$0.00	\$0.00	
	Fiberglass				\$0.00	\$0.00	
	Double Locks				\$0.00	\$0.00	
	MIDDLE BED						
U-Value		Solar Heat Gain		Visible Light		ITEM SUBTOTAL: \$159.84 \$319.68	
0.27		0.29		0.55			
Energy Star Zones		N/A					
7	Belmont Single Hung		2	TTT: 25 3/4 W x 37 1/4 H	\$125.80	\$251.60	
	Interior Color{White}				\$0.00	\$0.00	
	Exterior Color{White}				\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}				\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}				\$16.28	\$32.56	
	Colonial=[1h1v]				\$17.02	\$34.04	
	Flat Grid 5/8"				\$0.00	\$0.00	
	Grid Int Color Ks{White}				\$0.00	\$0.00	
	Grid Ext Color Ks{White}				\$0.00	\$0.00	
	Half Screen				\$0.00	\$0.00	
	Fiberglass				\$0.00	\$0.00	
	FRONT BED						
U-Value		Solar Heat Gain		Visible Light		ITEM SUBTOTAL: \$159.10 \$318.20	
0.27		0.26		0.49			
Energy Star Zones		N/A					

ORDER		ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
833305		11/21/2023	110148CSCH	JNR INVESTMENTS INC		Net 35	
ITEM	DESCRIPTION		QTY	SIZE	PRICE	TOTAL	
8	Belmont Single Hung		1	TTT: 33 3/4 W x 37 1/4 H	\$125.80	\$125.80	
	Interior Color{White}				\$0.00	\$0.00	
	Exterior Color{White}				\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}				\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}				\$16.28	\$16.28	
	Colonial=[1h2v]				\$17.02	\$17.02	
	Flat Grid 5/8"				\$0.00	\$0.00	
	Grid Int Color Ks{White}				\$0.00	\$0.00	
	Grid Ext Color Ks{White}				\$0.00	\$0.00	
	Half Screen				\$0.00	\$0.00	
	Fiberglass				\$0.00	\$0.00	
	Double Locks				\$0.00	\$0.00	
	FRONT BED						
U-Value		Solar Heat Gain	Visible Light		ITEM SUBTOTAL:		
0.27		0.26	0.49		\$159.10		\$159.10
Energy Star Zones		N/A					
9	Belmont Single Hung		1	TTT: 29 1/4 W x 36 H	\$125.80	\$125.80	
	Interior Color{White}				\$0.00	\$0.00	
	Exterior Color{White}				\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}				\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}				\$16.28	\$16.28	
	Half Screen				\$0.00	\$0.00	
	Fiberglass				\$0.00	\$0.00	
	Double Locks				\$0.00	\$0.00	
	FRONT BED						
U-Value		Solar Heat Gain	Visible Light		ITEM SUBTOTAL:		
0.27		0.29	0.55		\$142.08		\$142.08
Energy Star Zones		N/A					
10	Belmont Single Hung		1	TTT: 40 1/4 W x 37 1/4 H	\$140.60	\$140.60	
	Interior Color{White}				\$0.00	\$0.00	
	Exterior Color{White}				\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}				\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}				\$19.24	\$19.24	
	Half Screen				\$0.00	\$0.00	
	Fiberglass				\$0.00	\$0.00	
	Double Locks				\$0.00	\$0.00	
	KITCHEN						
U-Value		Solar Heat Gain	Visible Light		ITEM SUBTOTAL:		
0.27		0.29	0.55		\$159.84		\$159.84
Energy Star Zones		N/A					
11	Belmont Single Hung		2	TTT: 25 3/4 W x 37 1/4 H	\$125.80	\$251.60	
	Interior Color{White}				\$0.00	\$0.00	
	Exterior Color{White}				\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}				\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}				\$16.28	\$32.56	
	Half Screen				\$0.00	\$0.00	
	Fiberglass				\$0.00	\$0.00	
	DINNING						
U-Value		Solar Heat Gain	Visible Light		ITEM SUBTOTAL:		
0.27		0.29	0.55		\$142.08		\$284.16
Energy Star Zones		N/A					



ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
833305	11/21/2023	110148CSC	JNR INVESTMENTS INC		Net 35	
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
12	Belmont Single Hung	1	TTT: 34 W x 37 1/4 H	\$125.80	\$125.80	
	Interior Color{White}			\$0.00	\$0.00	
	Exterior Color{White}			\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}			\$16.28	\$16.28	
	Half Screen			\$0.00	\$0.00	
	Fiberglass			\$0.00	\$0.00	
	Double Locks			\$0.00	\$0.00	
	DINNING					
U-Value		Solar Heat Gain		Visible Light		
0.27		0.29		0.55		
Energy Star Zones		N/A				
ITEM SUBTOTAL:				\$142.08	\$142.08	
13	Belmont Single Hung	2	TTT: 30 W x 57 H	\$154.66	\$309.32	
	Interior Color{White}			\$0.00	\$0.00	
	Exterior Color{White}			\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}			\$22.20	\$44.40	
	Half Screen			\$0.00	\$0.00	
	Fiberglass			\$0.00	\$0.00	
	Double Locks			\$0.00	\$0.00	
	LIVING					
U-Value		Solar Heat Gain		Visible Light		
0.27		0.29		0.55		
Energy Star Zones		N/A				
ITEM SUBTOTAL:				\$176.86	\$353.72	
14	Belmont Single Hung	1	TTT: 23 3/4 W x 37 1/4 H	\$125.80	\$125.80	
	Interior Color{White}			\$0.00	\$0.00	
	Exterior Color{White}			\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}			\$16.28	\$16.28	
	Half Screen			\$0.00	\$0.00	
	Fiberglass			\$0.00	\$0.00	
	OFFICE					
U-Value		Solar Heat Gain		Visible Light		
0.27		0.29		0.55		
Energy Star Zones		N/A				
ITEM SUBTOTAL:				\$142.08	\$142.08	
15	Belmont Single Hung	2	TTT: 17 3/4 W x 53 H	\$125.80	\$251.60	
	Interior Color{White}			\$0.00	\$0.00	
	Exterior Color{White}			\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}			\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}			\$16.28	\$32.56	
	Colonial=[1h1v]			\$17.02	\$34.04	
	Flat Grid 5/8"			\$0.00	\$0.00	
	Grid Int Color Ks{White}			\$0.00	\$0.00	
	Grid Ext Color Ks{White}			\$0.00	\$0.00	
	Half Screen			\$0.00	\$0.00	
	Fiberglass			\$0.00	\$0.00	
	OFFICE					
U-Value		Solar Heat Gain		Visible Light		
0.27		0.26		0.49		
Energy Star Zones		N/A				
ITEM SUBTOTAL:				\$159.10	\$318.20	

ORDER		ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
833305		11/21/2023	110148CSCH	JNR INVESTMENTS INC		Net 35	
ITEM	DESCRIPTION		QTY	SIZE	PRICE	TOTAL	
16	Belmont Picture Window		1	TTT: 51 3/4 W x 53 H	\$166.50	\$166.50	
	Interior Color{White}				\$0.00	\$0.00	
	Exterior Color{White}				\$0.00	\$0.00	
	Dual Glaze - 5/32"				\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}				\$28.12	\$28.12	
	Colonial=[3h4v]				\$34.04	\$34.04	
	Flat Grid 5/8"				\$0.00	\$0.00	
	Grid Interior Color{White}				\$0.00	\$0.00	
	Grid Exterior Color{White}				\$0.00	\$0.00	
					ITEM SUBTOTAL:	\$228.66	\$228.66
U-Value		Solar Heat Gain	Visible Light				
0.27		0.27	0.51				
Energy Star Zones		N/A					
17	Belmont 3-Lite Slider		1	TTT: 94 3/4 W x 53 H	\$353.72	\$353.72	
	1/4 - 1/2 - 1/4				\$0.00	\$0.00	
	Interior Color{White}				\$0.00	\$0.00	
	Exterior Color{White}				\$0.00	\$0.00	
	Glazing{Dual Glaze - Double Strength}				\$0.00	\$0.00	
	Glass IG{Loe270/Clear IG}				\$51.80	\$51.80	
	Half Screen				\$0.00	\$0.00	
	Fiberglass				\$0.00	\$0.00	
	Double Locks				\$0.00	\$0.00	
					ITEM SUBTOTAL:	\$405.52	\$405.52
U-Value		Solar Heat Gain	Visible Light				
0.27		0.29	0.55				
Energy Star Zones		N/A					
TOTALS:			23	SUBTOTAL:		\$3,842.27	
						TOTAL:	\$3,842.27

COMMENT:

IMPORTANT -- PLEASE READ

THIS IS NOT AN INVOICE -

We thank you for your order which is accepted subject to the above description. We suggest you read this acknowledgement carefully and contact us IMMEDIATELY if it does not agree with what you ordered. Unless we hear from you to the contrary, this order will remain valid and we will not accept any responsibility for errors... THANK YOU.

Feb. 15, 2024

Regarding the repairs at 369 W. Iroquois:

When we purchased the house, the garage doors were not operable, they weren't in workable condition. They were never manufactured doors. They were made out of 2" x 6" wood boards put together vertically and the boards were in rough shape. I believe they were around 20 - 25 years old. There was a set of new garage doors inside the garage that were white metal with windows. We figured the previous owner intended to install them so we went ahead and did it.

Regarding the siding on the garage, someone had put some vinyl siding on only one side, the left side. The wood on the garage was very deteriorated and in bad shape, so we installed new vinyl siding. The siding is the exact same size and color as what is already on the house so it would match.

Regarding the windows, we did not alter the sizes at all. We made sure to order the exact same sizes and made no modifications. There was a mix of vinyl and wood windows before that were mostly damaged. We removed the old deteriorated single pane windows and installed new vinyl, high-quality windows throughout the entire house. We made sure the mullions in the windows looked exactly the same in the windows in the front of the house so the appearance and design of the front of the house remained the same as it was before. We made sure to order them that way.

Regarding the front railing, we removed some old wood, strengthened what was there with some metal and installed new vinyl railing covers. We didn't do anything to the existing porch stairs, the deck itself or around the bottom of it.

We bought this house because we like taking something rundown and making it look better. That's what we tried to do here. We weren't aware that this part of Pontiac was considered the Historic District. But even not knowing, we tried to just make repairs and replacements as we felt we had to while still keeping the overall look the same. We tried our best to make it look better without changing it much from the way it looked when we bought it.

Rick Robinson
Jeremiah Roy
Owners
J & R Family Investments



More Than A Window.™

Appealing Views

Ideal Complement —

New Windows: Improving Your Lifestyle

The *Belmont* series from Alliance Window Systems[®] offers the features and benefits usually found only on the most expensive windows ... at an exceptional value. Created with meticulous engineering and efficient manufacturing technology, the *Belmont* series makes replacing those old drafty windows an easy choice.

Remodeling your home? Your options are open with the *Belmont* series. Select from double- or single-hung, twin or single vent slider, picture windows or casements. No matter what your home's styling and décor, Alliance Window Systems' *Belmont* series has a style that will harmonize beautifully.

The
BELMONT

With *Belmont*, you receive beauty and brains. Your windows will be thermally efficient, and easy to clean and operate. Designed with a balance system that never needs adjustment, our windows are maintenance free. And, they are backed by one of the industry's strongest warranties — our exclusive Assurance Plus[®] warranty.

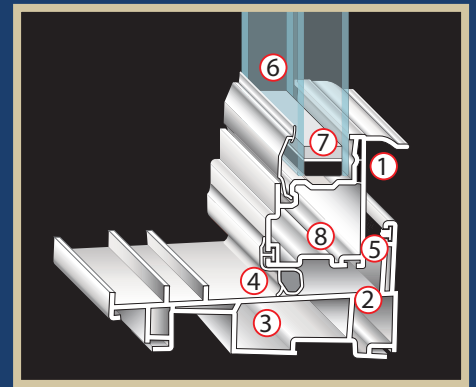


Double-Hung Features

Non-corrosive hardware includes a lifetime of trouble-free performance, no matter what the environment.

- (1) Cam Lock action draws sashes closer together for positive lock
- (2) Interlocking Meeting Rail: Integral interlock provides additional security

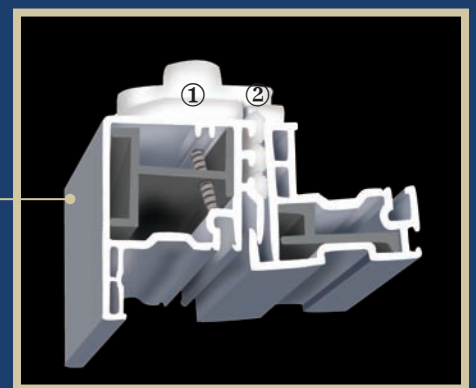
Anatomy of Efficiency



Energy efficient Belmont windows provide an effective barrier to any weather condition.

- (1) Dual hollows at lift rail add strength and insulation
- (2) Heavy walled PVC framing acts as a natural insulator
- (3) Dead air spaces within the frame and sash profiles further resist energy flow
- (4) Closed cell compression seal at sloped sill resists air and water penetration
- (5) Fin seal weather stripping at sill reduces air infiltration even more
- (6) 3/4" Insulating glass provides optimal energy efficiency
- (7) "Warm edge" low conductance spacer resists energy flow through the edge of glass
- (8) Water management grooves channel moisture away from insulated glass sealant

Double-Hung Features



for your home.



Style That Fits –

Slider Features

- Two sets of double-wheeled brass rollers transfer weight of glass directly to frame reducing stress on sash members
- Rollers glide on integral track system allowing for effortless fingertip operation
- Both sashes lift out for easy cleaning
- Independent weep chambers on frame assure effective water run-off

The
BELMONT

You'll love our windows for all of the things they bring into your home – and for all the things they keep out.

Casement Features

- Sash opens completely, so windows can be cleaned easily from inside your home
- All components are corrosion resistant, providing years of trouble-free performance
- Multi-Point Locking System locks sash at multiple points – for utmost security
- Three layers of weather stripping assure effective barrier to air and water penetration
- Top rated hardware system allows even the largest casements to be effortlessly and smoothly operated



Casement Profile



- (1) Multi-point lock
- (2) Heavy-wall reinforced construction: Allows for slim-line look while insuring maximum strength and durability
- (3) Low profile curved lock: Lies flat, out of the way of window treatments
- (4) Low torque operator: Crank requires 33% less operating force; fold-down handle available



The Belmont has a unique profile sash and narrow frame to allow maximum exposed glass area.

into your home.



Single-Hung



Single Slider



Belmont Single-Hung and Single Slider

- High-quality
- Energy efficient
- Economically priced

Livingston –
AWA's "green"
spokesperson



Committed to Being Green

The American Window Alliance sees building green as the future, not a fad. We are developing earth-conscious solutions in our products with proven environmentally-friendly materials and practices. With our commitment to environmental leadership and innovation through experience, technology and superior craftsmanship, the AWA is proud to help in the building of a greener world – one window at a time.

InnovativE[®] ENERGY MANAGEMENT SYSTEM

Did You Know...

Each 0.01 U-value improvement in windows can save up to 400 lbs. of CO₂ per home in a year. The AWA's InnovativE[®] glass package can improve total U-value by up to 0.03!

Windows that last 20 years can save up to 16 tons of CO₂ production in an average home. Additionally, all of our window components are recyclable.

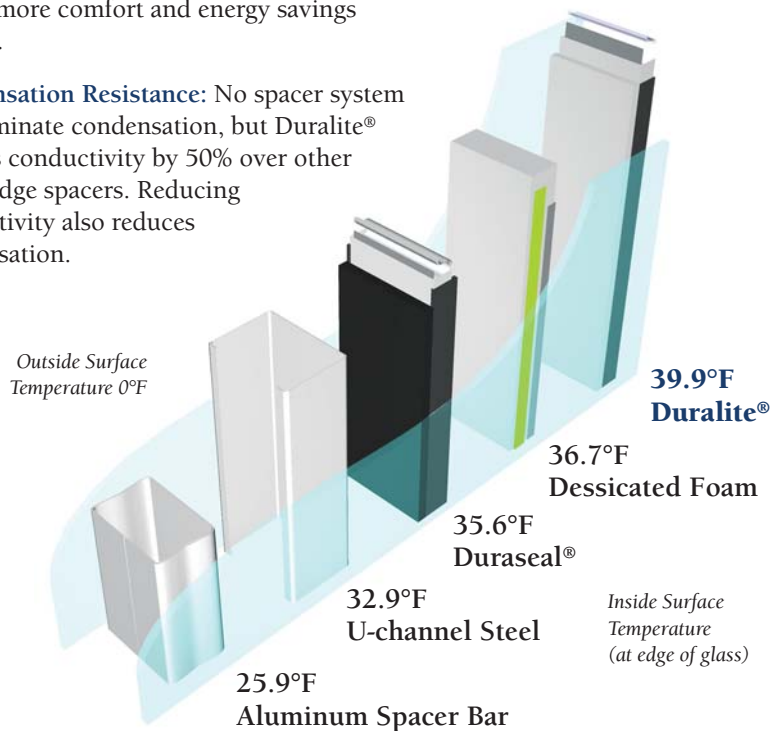
It takes three full-grown trees one year to absorb one ton of CO₂ (a typical home). The AWA's InnovativE[®] glass package saves 1,200 lb. to 1,600 lb. of CO₂ produced in an average home.



Spacer Performance

Duralite® spacers are the best spacers in comparison testing with other commonly used insulated glass systems. Duralite® spacers yield a lower window U-value – up to 0.03 over other less efficient systems. And that means more comfort and energy savings for you.

Condensation Resistance: No spacer system can eliminate condensation, but Duralite® reduces conductivity by 50% over other warm edge spacers. Reducing conductivity also reduces condensation.



Window Features	Poor Solution	Average Solution	The Belmont Solution
Interlocking Sash	No weather stripping or interlock at meeting rail	Weather stripping at meeting rail, no interlock	Weather stripped interlocking sashes
Glass Package	Single glazed, possibly with storm windows	1/2" Clear insulating glass, inefficient metal spacer	3/4" InnovativE LowE warm edge non-conductive spacer
Locks/Keepers	Single "sweep arm," lock keeper is part of frame	Pop-riveted "sweep arm" lock, keeper attached to rail	Screwed-in "Cam-Action" lock, keeper screwed to rail
Frame/Sash Material	Screwed together wood or aluminum	Screwed together vinyl or clad wood	Fusion-welded vinyl for maximum strength and integrity
Vent Latch	None	Single "pry out"	Double "toggle out" (has passed AAMA Forced Entry Resistance Test)
Warranty	None or limited	20 years, for parts only	Lifetime, with initial coverage for labor
Glass Spacer	None	Heat conductive metal	Duralite® composite

Engineering and Design



The craft of window design is the union of experience with technology.

Easy Operation and Cleaning



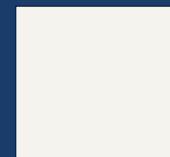
Window cleaning is simplified with tilt-in upper and lower sashes.

Accessories

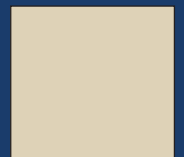
Select from many popular options to further enhance the appearance of your windows. Choices include Colonial or brass grids that fit securely within the insulating glass space, special designer glass and obscure glass.

Accessory offerings vary among Alliance members based on geographical demands. Please check with your regional Alliance manufacturer for details.

Standard Extruded Colors



White



Tan

Additional colors and exterior finishes are offered by many Alliance members. Please contact your local Alliance manufacturer for color availability.





Lifetime Warranty

Alliance is not just our name. It also accurately describes our approach to doing business, and it's why we can provide such an exceptional warranty on every window we offer for your consideration. A proud, independent regional fabricator of excellent experience and reputation meticulously crafts each of our windows. By linking these carefully selected and exceptional fabricators into a national network, or alliance, we are able to be so confident of the quality that is designed and built into our windows; we can back our entire product line with an unsurpassed warranty.

Of course, other window companies may also say they offer a warranty, but we urge you to carefully read their fine print. They may, for example, guarantee the vinyl extrusion, but what about all the moving parts or the insulated glass? The Alliance Assurance Plus® Limited Lifetime Warranty covers it all – for life! Even more remarkable, if a factory defect needs repair within the first five years, we will even provide the labor required.

Many windows leave you wide open to unpleasant surprises. Select a window from Alliance Window Systems® and you'll know it's backed by a warranty second to none.



More Than A Window.

www.alliancewindows.com



Look for the
ENERGY STAR
label on qualified
products.



Tim Greimel, Mayor
Khalfani Stephens, Deputy Mayor



Application: HDC 24-004

260 Nelson Street

HDC MEETING DATE:	3-13-2023
HISTORIC DISTRICT:	GM Modern Housing District
PROPERTY OWNER:	Moises Blanco
SCOPE:	Review completed work without HDC approval for the installation of six (6) vinyl windows and metal front and side doors as well as review alteration requests for new fencing, front porch alternation, two (2) new vinyl windows, basement glass block installation, one (1) opaque metal rear door, and new gutters.

EXECUTIVE SUMMARY

The applicant, Moises Blanco, is seeking commission support for building alterations completed without HDC approval and is additionally seeking support from the HDC for future building alterations that have not yet taken place.

The staff does **not** recommend approving the work completed without HDC review for the installation of vinyl windows on the primary façade, the installation of opaque metal entry doors, and the proposed installation of an opaque metal door on the rear bump out.

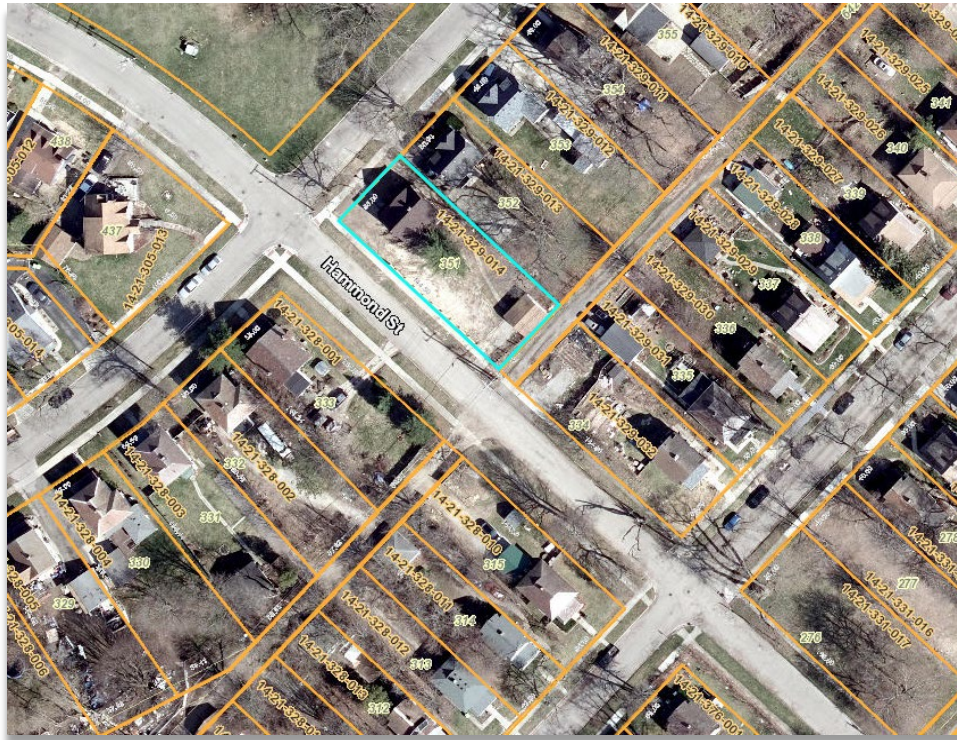
However, staff **does** recommend approving the remaining requests which are consistent with The Secretary of the Interior Standards and Pontiac Historic District Commission guidelines.

OVERVIEW

The applicant, Moises Blanco, is applying for exterior improvements to his property, some of the requests have already been completed, while others have not been commenced.

Work without HDC approval focuses on the removal of wood windows in the primary façade replaced with vinyl windows and the removal of wood exterior doors replaced with opaque metal doors throughout the structure.

Figure 1- Location Map (house across the street from Oakland Park)



Additionally, the applicant is seeking Commission support for the following improvements which have **NOT** been initiated:

1. Insert glass blocks in all basement windows.
2. Install aluminum gutters.
3. Remove an original rear wood entry door with 4 lites to install an opaque metal door with no lites.
4. Install new wood porch decking and wood porch lattice skirting.
5. Install two (2) vinyl windows on the south-facing rear one-story bump out and on the third story of the east facade.
6. Install wood opaque fencing along the rear property lines.

EXISTING CONDITIONS

260 Nelson Street was constructed in 1921. This Craftsmen-style dwelling is characterized as a 2-story brick structure with a gable roof, overhanging eaves with brackets over the front porch entry, and a rear one-story wood-sided bump out.



Figure – 2 Photo of House

The facades are composed of vinyl windows, boarded basement windows, and boarded openings on the rear bump out. The applicant has erected an opaque fence along the south property line without a permit but will be removing it to conform to the city fence regulations and input from the Commission.

STAFF OBSERVATIONS AND RESEARCH

- The GM Modern Housing Historic District was established in 1983.
- The subject property is located on the east side of Nelson Street at its intersection with Hammond Street.
- The house is in marginal condition with significant deterioration to the rear one-story bump out.
- The roof looks to be in good condition.

STANDARDS OF APPROVAL

Secretary of the Interior Standards

The Secretary of the Interior Standards for the Treatment of Historic Properties provides 10 standards for rehabilitating historic properties. The relevant standards for this request are #2, #5, and #6.

#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”.

#5 – “Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved”.

#6 - “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the 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”.

These standards recommend against the removal of original building features and elements such as windows and doors as well as adding elements (rear door) that do not fit the architectural context of

this resource. The standards do support the rehabilitation of the porch, installing new glass block basement windows, repairing the bump out, and new fencing and gutters.

City of Pontiac Historic District Commission guidelines

The Pontiac Historic District Commission Review Guidelines provide 11 standards for the rehabilitation of historic properties. The relevant standards for this request are #5, #7, and #11.

#5 – “Whether the applicant has avoided, where possible, the removal or alteration of any historic building materials or distinctive architectural features or any other changes which would destroy the original character of the affected structures”.

#7- “ Whether the applicant, where reasonably possible, will repair rather than replace deteriorated architectural features and where replacement is necessary, whether such replacement is as similar in composition and texture as is possible and is based on a reasonably accurate duplication of the architectural features”.

11 – “Whether, where reasonably possible, the proposed alteration will be done in such a manner as to not impair the essential form and integrity of the structure in the event that such alterations are removed in the future”.

The guidelines indicate the replacement of original wood windows with vinyl windows on the primary facade is prohibited and the replacement of wood doors with opaque metal doors shall be avoided based on the Pontiac criteria. The standards do support the rehabilitation of the porch and installing new glass block windows, fencing, new gutters, and the addition of vinyl windows to the non-primary facades based on the Pontiac window replacement criteria.

WINDOW REPLACEMENT CRITERIA

*The City of Pontiac, Historic District Commission **window replacement** review guidelines state:*

1. “Avoid, where possible, the removal or alteration of any historic building materials”.
2. “Where reasonably possible, will repair rather than replace deteriorated architectural features and where replacement is necessary, whether such replacement is similar in composition and texture and reasonably accurate duplication of the architectural feature requires repair over replacement and replacement materials must match composition, texture and detail of original where replacement windows with flat profiles does not meet this criteria”.
3. “For the Historic District Commission to approve window replacement, the applicant must provide clear and irrefutable evidence that the windows are in such disrepair that they cannot be repaired”.
4. “Primary façade window treatment authorizes the approval of work on windows under the following conditions in order of desirability on all elevations facing street frontages”:
 - a. “Repair of existing windows”
 - b. “Replace with like”:
 - i. “Use of the same materials”
 - ii. “Matching existing configuration.”

- iii. "Matching of color."
 - iv. "Matching of trim detailing."
5. "Non-primary elevation treatment allowances – The Historic District Commission desires these primary quality windows on all facades, but within residential districts, the Historic District Commission will accept replacement windows to a lower design standard than those on the primary façade in order of desirability for non-primary façades".
- a. "Repair existing windows"
 - b. "Replacement with like"
 - i. "Use of same materials."
 - ii. "Matching existing configuration."
 - iii. "Matching of color."
 - iv. "Matching trim details."
 - c. "Replacement with modern materials with true divided lites (panes) and muntins that match the existing profiles".
 - d. "Replacement with new windows of modern materials and exterior divider grilles to match existing window profile". e. "Standard replacement windows with either interior divider grilles or no divider grilles (least desirable – for non-primary facades only)"

ANALYSIS

The Historic District Commission is required to review any plans and/or building elevations affecting the exterior appearance of a historic site or any proposed or existing structure located within a historic district as required in Section 74.55 of the Pontiac City Code.

Because the original wood windows and most of the wood doors have been removed from the dwelling, it is the staff's opinion that the applicant is contradictory to the standards of both the Secretary of the Interior's standards #2, #3, #5, and #6 and Pontiac Historic District Commission Guidelines # 5, # 7, and # 11.

Per the Secretary of the Interiors standards and Pontiac Review Criteria repair over replacement is optimal. Since the applicant has removed original window and door features and provided no evidence of the past conditions of such elements to warrant removal staff will have to rely on historical photographs, the applicant's testament to the condition, and resident input if any.

WINDOW REPLACEMENT OVERVIEW

The Pontiac Historic Guidelines for Window replacement states, "for the HDC to approve window replacements, the applicant must provide clear and irrefutable evidence that the windows are in such disrepair that they cannot be repaired or that the historic windows have already been replaced" At this time the Commission does not have any evidence of the deterioration of the original windows removed from the dwelling except for the description provided by the applicant.

The Commission can accept vinyl replacement windows only for the **non-primary façades** based on the order of desirability listed in the guidelines. The guidelines do not provide the ability to approve vinyl replacement windows on the **Primary Façades** based on the standards of the guidelines. Additionally, the existing primary façade vinyl windows (installed before the applicant's ownership) never obtained a permit, therefore, any future removal of these will be required to conform to the primary façade window guidelines, meaning if removed only wood windows may be installed.

Presently, most of the windows in the dwelling are vinyl which were installed without HDC review by the applicant or by past owners. Below are itemized photos of the current condition of each façade with comments on any past and future alteration requests.



Figure 3: NORTH FAÇADE No changes to this façade, previous owners inserted vinyl windows in house without HDC approval.



Figure 4: WEST FAÇADE Applicant installed second and third story vinyl windows and the metal door. The vinyl window on the first floor was installed by a previous owner.



Figure 5: EAST FAÇADE Applicant installed the metal door and installed the vinyl window to the right of the door. The applicant is proposing a new 3rd story vinyl window. The remaining windows were installed by a previous owner without HDC approval.



Figure 6: SOUTH FAÇADE The applicant installed the second-story middle vinyl window and both first floor vinyl windows. The remaining windows were installed by a past owner without HDC approval. The applicant is requesting to install a new vinyl window and metal door within the rear bump out.

DOOR REPLACEMENT OVERVIEW

Doors are an important feature of any structure. The applicant removed the front and side doors to install new opaque metal doors and is proposing to replace the original rear wood door with four (4) divided lites with an opaque metal door for security purposes. Based on the Secretary of the Interiors standards for rehabilitation it is always preferable that the new door replicate as closely as possible the historic door reproducing the same glass size, pane configuration, and shape of the vertical or horizontal panels, but in some instances, if the situation warrants, an appropriate substitute material may be used. For replacing a missing historic door with one that matches the historic door is preferable if photographic evidence exists. Absent that, the door may be replaced with a new unit that is compatible with the style and character of the historic structure. *To the right is a similar front door the commission approved at 39 Ivy on 2/15/2023 in the Modern Housing District based on the example of the acceptable window and door styles criteria approved by the commission.*



Figure – 7 example of door with lites.

GLASS BLOCK WINDOW REPLACEMENT OVERVIEW

The applicant is requesting to install glass block windows within the existing boarded basement windows. The staff realizes that safety and energy concerns result in the desire to install glass blocks in basement windows and since the original windows have been removed and destroyed glass block is considered compatible and will not alter the historic nature of the resource.

PORCH REHABILITATION OVERVIEW

The applicant is proposing to remove deteriorated wood porch decking and wood porch lattice shirting and to replace these features with reasonably accurate duplications of the architectural feature. Staff finds the request to be consistent with the guidelines and standards for rehabilitation.

FENCING OVERVIEW

Currently, no historic fencing exists on the site, however, the applicant did install an opaque 6-foot-high wood fence on a portion of the lot fronting Hammond Street without a permit. Currently, the applicant is proposing to install six (6) foot high wood flatboard fencing in the rear yard.

HDC 24-004
260 Nelson Street
By Paul Harang

However, based on the zoning ordinance a three (3) foot-high wood picket fence is required at the south property line opposite Hammond Street and six-foot-high wood fencing is allowable on the east and west property lines. Staff finds the request to be consistent with guidelines and standards for rehabilitation if the fencing conforms to zoning as detailed above.

CONCLUSION

The staff does **not** recommend approval of the addition of new vinyl windows on the Primary Façade and opaque metal entry doors that do not match the character of the dwelling.

Staff **does** recommend approval of the addition of glass block basement windows, porch alterations, vinyl windows on non-primary facades, new gutters, and fencing at the subject site.

Lastly, the Commission has the ability, based on section 74-78 of the Municipal Code to require an owner to restore the property to its original condition if work has been done without a permit and the Commission finds that the work does not qualify for a certificate of appropriateness.

STAFF RECOMMENDATION

Staff recommends **DENIAL** of the addition of vinyl windows, which the applicant installed in some of the primary facades, and the addition of new opaque metal doors within the structure that do not match the character of the dwelling.

Staff recommends **APPROVAL** for glass block basement windows, porch alterations, vinyl windows on non-primary facades, new gutters, and fencing at 260 Nelson Street (as it conforms to the zoning ordinance in height).

SAMPLE MOTIONS

SAMPLE MOTION TO APPROVE:

I move to recommend APPROVAL based on the Secretary of the Interior standards #2, #5, and #6 for the installation of new vinyl windows, metal front & rear doors, porch repair, gutters, and new glass blocks in all basement windows at 260 Nelson Road.

I move to recommend APPROVAL based on the Secretary of the Interior standards #2, #5, and #6 to install wood windows with grills on primary facades, vinyl windows in non-primary facades, entry doors with lites, porch repair, new gutters, 3-foot high picket fencing on Hammond and 6-foot high opaque wood fencing on the south and east property lines, and install new glass blocks in all basement windows at 260 Nelson Road.

SAMPLE MOTION TO DENY:

I move to DENY based on the Secretary of the Interior standards #2, #5, and #6 the installation of new vinyl windows, metal front & rear doors, porch repair, gutters and install new glass block in all basement windows for the following reason(s): _____

SAMPLE MOTION TO TABLE:

I move to TABLE based on the Secretary of the Interior standards #2, #5, and #6 the installation of new vinyl windows, metal front & rear doors, porch repair, gutters, and install new glass block in all basement windows for the following reason(s): _____



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: 260 Nelson

Office Use Only

PF Number: _____

Sidwell Number: _____

Date: 2-8-24

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	Moises Blanco		
Address	761 Clara Ave		
City	Pontiac		
State	MI		
ZIP Code	48340		
Telephone	Main:	Cell: 248-694-1479	Fax:
E-Mail	moy2004blanco@gmail.com		

Property Owner (please print or type)

Name	Same as above		
Address			
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.)

☐ 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:

Replace Doors, windows, fence back yard
fix porch front of house, fix small
porch back of the house.

(Attach additional pages as necessary)



Signature of Owner



Signature of Applicant


State of Michigan
County of Oakland

On this _____ day of _____, A.D., 20____, 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 it to be true.

Notary Public, Oakland County, Michigan
My Commission Expires: _____



Moises Blanco <moy2004blanco@gmail.com>

To  Paul Harang

Fri 2/23/2024 8:25 AM

 This sender moy2004blanco@gmail.com is from outside your organization.

You don't often get email from moy2004blanco@gmail.com. [Learn why this is important](#)

----- Forwarded message -----

De: **Moises Blanco** <moy2004blanco@gmail.com>

Date: jue, 22 de feb de 2024, 3:32 p. m.

Subject:

To: <Arielcampos1000@gmail.com>

#260 Nelson
Pontiac, MI,48342

02/20/24

Department of Permits and Construction Historical district
City of Pontiac
Pontiac, MI, 48342

Dear Members of the Permits and Construction Department:

I am writing to you regarding the property located at 260 Nelson in the city of Pontiac, MI. As the owner of this property, I wish to bring to your attention the need for significant improvements to the structure, specifically as it relates to the windows, doors and perimeter fence.

The current windows and doors on the property are in extremely deteriorated condition due to their age. These elements are fundamental for the security, energy efficiency and aesthetics of the property. Therefore, I want to replace the existing windows and doors with more modern and durable materials, such as vinyl and metal, respectively. This change will not only improve the overall appearance of the property, but will also contribute to its functionality and long-term value.

Additionally, I want to replace the existing metal fence with a wooden fence around the property. This change will not only improve the aesthetics of the surroundings, but will also align with improvements made to other properties in the area. Importantly, all the surrounding houses have undergone similar modifications, with the installation of modern windows and doors, which underlines the necessity and coherence of my proposal.


I agree to comply with all limits and regulations established by the city regarding these improvements. I thank you in advance for your attention to this matter and look forward to receiving your approval to proceed with the aforementioned improvements.

I remain at your disposal to provide any additional information you may require.

Moises Blanco.



Moises Blanco <moy2004blanco@gmail.com>

To  Paul Harang

Fri 2/23/2024 8:36 A

 This sender moy2004blanco@gmail.com is from outside your organization.

You don't often get email from moy2004blanco@gmail.com. [Learn why this is important](#)

#260 Nelson
Pontiac, MI, 48342

02/20/24

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Pontiac, MI, 48342

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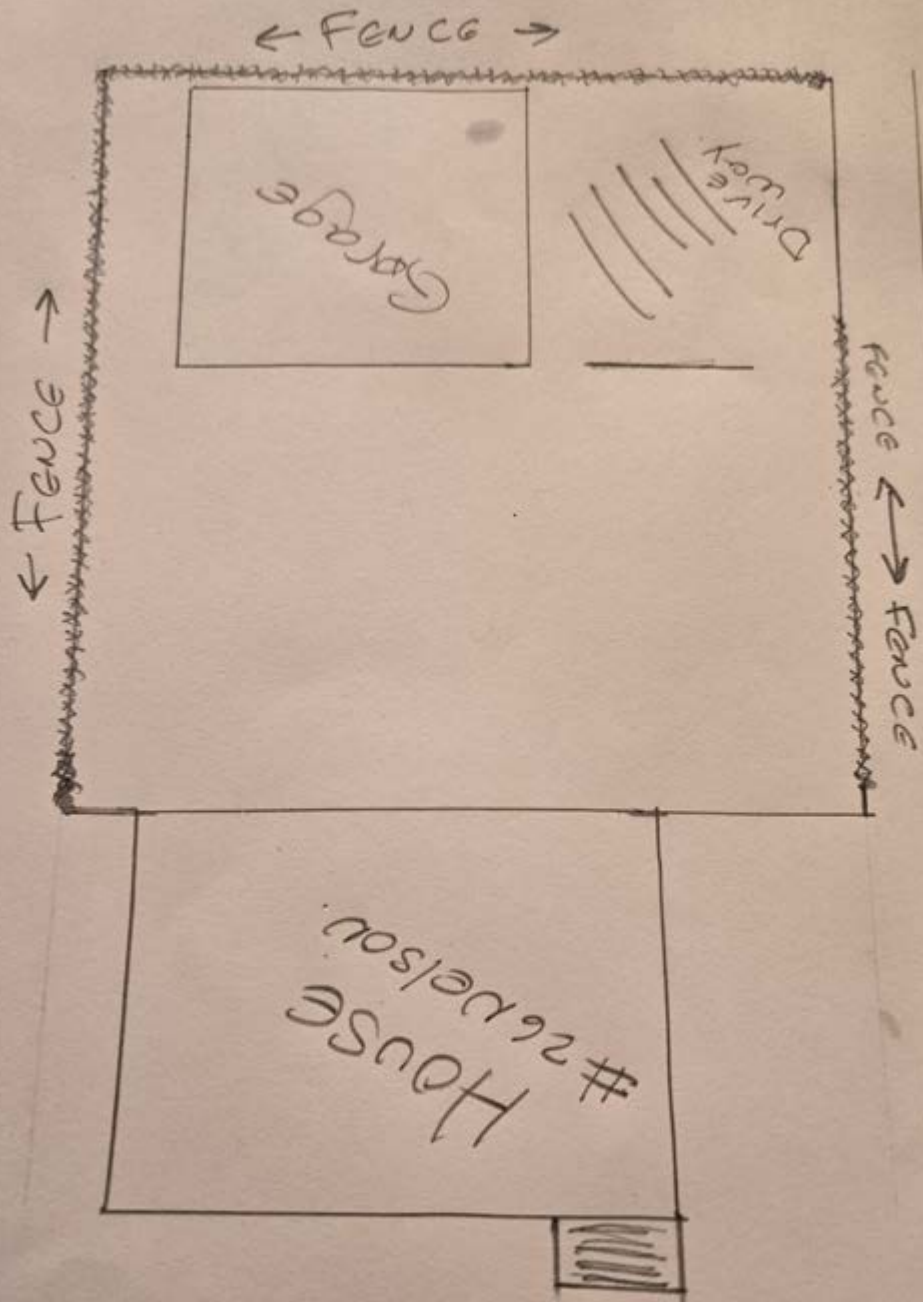
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Moises Blanco.



NELSON ST.

Hammond St.

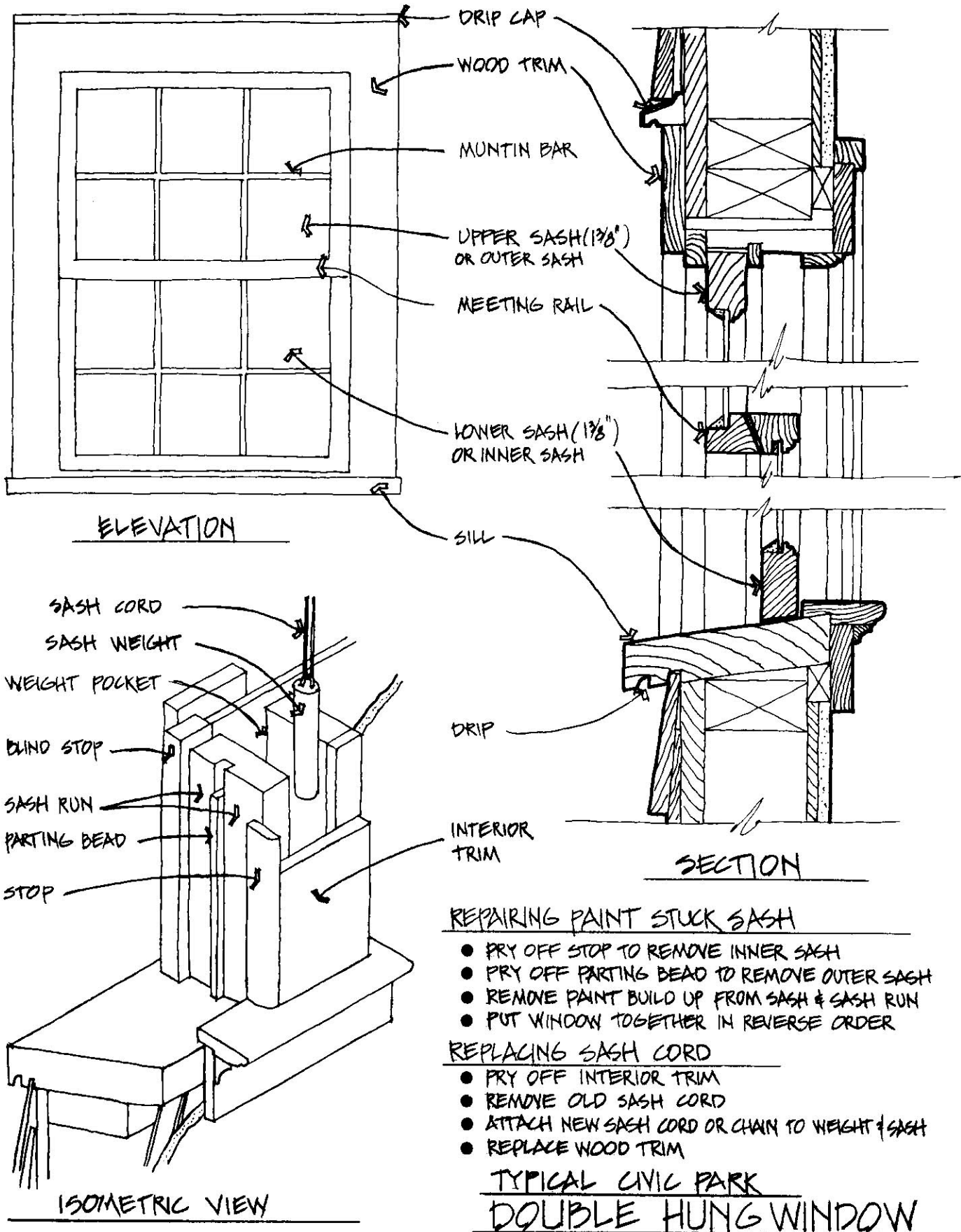












REPAIRING PAINT STUCK SASH

- PRY OFF STOP TO REMOVE INNER SASH
- PRY OFF PARTING BEAD TO REMOVE OUTER SASH
- REMOVE PAINT BUILD UP FROM SASH & SASH RUN
- PUT WINDOW TOGETHER IN REVERSE ORDER

REPLACING SASH CORD

- PRY OFF INTERIOR TRIM
- REMOVE OLD SASH CORD
- ATTACH NEW SASH CORD OR CHAIN TO WEIGHT & SASH
- REPLACE WOOD TRIM

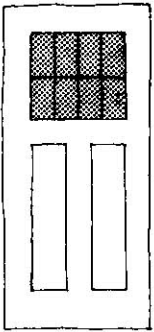
TYPICAL CIVIC PARK

DOUBLE HUNG WINDOW

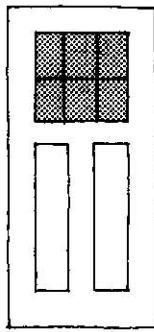
APPROPRIATE DOOR PRESERVATION ACTION

- REPAIR & MAINTAIN ORIGINAL DOORS
- REPLACE WITH ORIGINAL DOORS OR DUPLICATE DOOR
- REPLACE WITH AN ACCEPTABLE DOOR WHICH IS OF SIMILAR CHARACTER TO THE ORIGINAL
- USE DARK STAIN

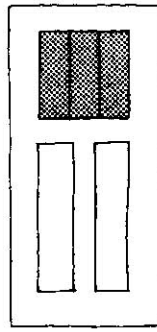
ORIGINAL DOORS



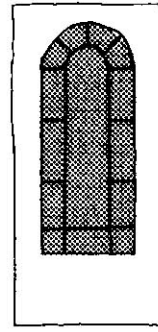
FRONT



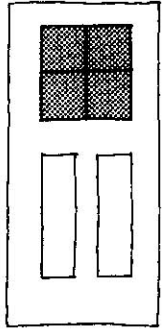
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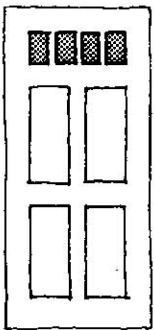
FRONT (BUNGALOW)



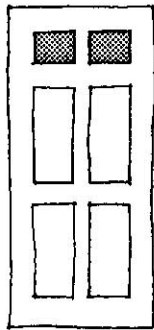
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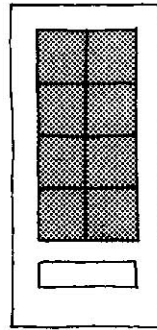
SIDE



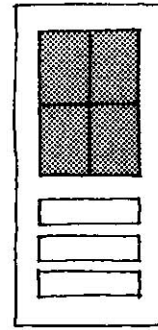
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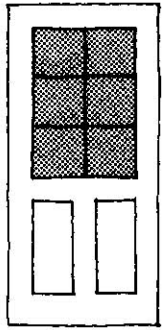
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STORM
COMBINATION



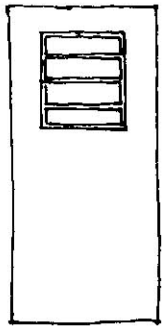
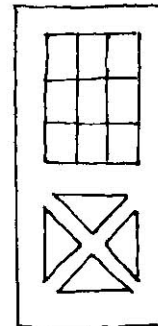
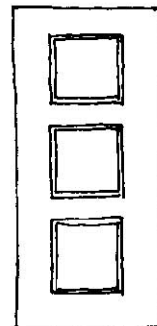
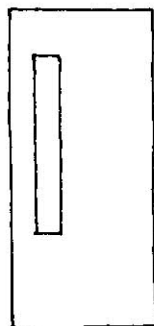
SIDE



SIDE

ACCEPTABLE DOORS

UNACCEPTABLE DOORS

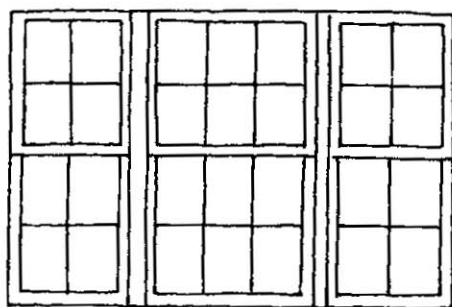


APPROPRIATE WINDOW PRESERVATION ACTION

- REPAIR & MAINTAIN ORIGINAL WINDOWS
- REPLACE WITH ORIGINAL WINDOWS OR DUPLICATE WINDOWS
- MAINTAIN SAME SIZE WINDOW DIMENSION OPENINGS

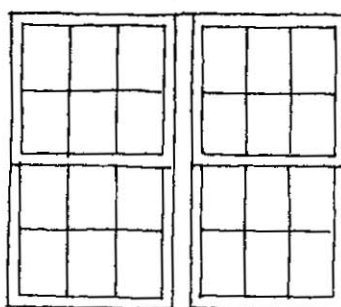
ORIGINAL & ACCEPTABLE REPLACEMENT WINDOWS

LIVING ROOM



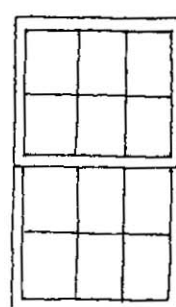
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LIVING RM. / DINING RM.



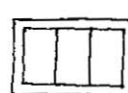
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BEDROOM



6/6

BASEMENT

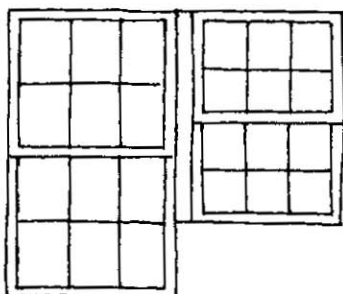


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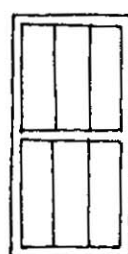
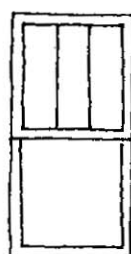
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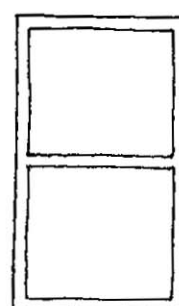
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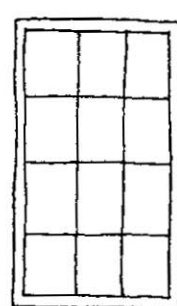
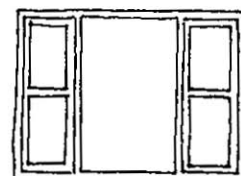
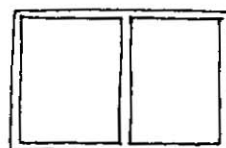
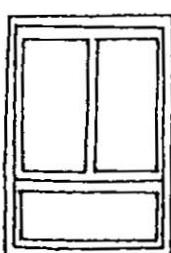
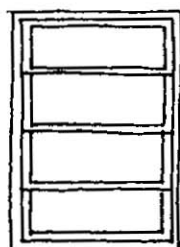
KITCHEN



'BUNGALOW'



STORM WINDOWS

UNACCEPTABLE WINDOWS



ITS

NUMBER 4

Interpreting The Secretary of the Interior's Standards for Rehabilitation

Subject: Inappropriate Replacement Doors

- Applicable Standards:
- 2. Retention of Historic Character
 - 6. Repair/Replacement of Deteriorated or Missing Features Based on Evidence
 - 9. Compatible New Additions/Alterations

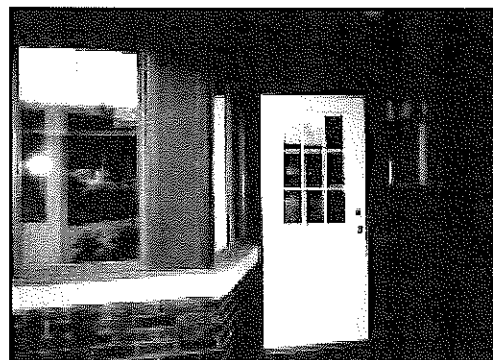
Issue: Selecting appropriate replacement doors as part of a rehabilitation project is important in retaining the character of a historic building regardless of whether it is a residential or a commercial structure. The front door to a house, a store, or an office is an integral feature of the entrance to the building, and it should reflect accurately the building's style, period of architectural significance, and its use. If the historic door is still extant, it should be retained and repaired, or it must be replaced if too deteriorated to repair. Although the replacement may be a compatible new design, it is always preferable that the new door replicate as closely as possible the historic door, while meeting modern code or security requirements that may necessitate a stronger or more fire-resistant door. This includes reproducing the same glass size, pane configuration and profile of true muntins, and the same number, size, and shape of vertical or horizontal panels. A replacement door should also match the historic door in material as well as design, but in some instances, if the situation warrants, an appropriate substitute material may be used.

In accordance with the Secretary of the Interior's Standards and the Guidelines for Rehabilitating Historic Buildings, replacing a missing historic door with one that matches the historic door is preferable if physical, pictorial, or photographic evidence exists to document its appearance. Absent that, the door may be replaced with a new unit that is compatible with the style and character of the historic building.

Application 1 (*Incompatible treatment, later corrected to meet the Standards*): This two-story, brick building was constructed between 1919-1920 to house the commercial operations of a local dairy. It was rehabilitated as legal offices. While the rehabilitation retained the character-defining glass block windows on the second floor of the primary street elevation the first floor storefront windows and entrance had to be replaced due to extensive deterioration.



Rehabilitated dairy building.

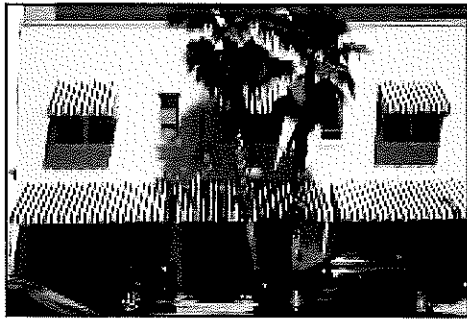


Incompatible "stock" door.

The storefront windows were replaced with simple, contemporary windows with dark-colored frames that were compatible with the historic building. But the "stock" white entrance door with its nine-pane glass and snap-in muntins above two vertical panels was not compatible with the historic building. In order to bring the project into compliance with the Standards, remedial work involved replacing the stock door with a simple glazed wood door that was compatible in both design and color with the historic building.



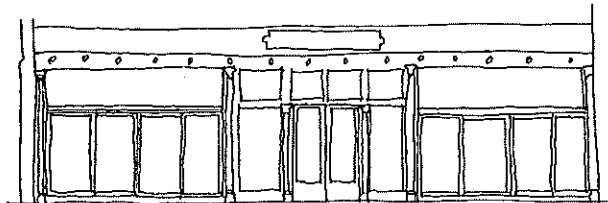
Appropriate replacement door.



Rehabilitated 1920s commercial building.

were found to be inconsistent with both the plain character of the 1920s facade and with the replacement storefront. To meet the Standards, the owner replaced the doors with a simpler wood door with full length glass panel like the one shown in the accompanying sketch.

ELEVATION



Suggested design for compatible, contemporary replacement door.



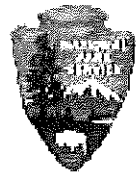
Rehabilitated storefront with incompatible stained glass door.

Application 3 (Incompatible treatment): In a third project, a two and one-half story Foursquare house with Colonial Revival-style details built in the first decade of the 20th century was rehabilitated for continued residential use. Although most of the interior finishes and features, including all lath and plaster, had been removed by a previous owner, the original front door still remained. In the course of the rehabilitation, however, this historic door was replaced with a new door featuring multi-paned glass with two vertical panels below, the same "stock" door, in fact, that was used in the dairy conversion project. This multi-paned door is no more compatible with the character of this early-20th century house, than it was with the 1920s dairy building. To meet the Standards, the owner would have had to have a new door fabricated based on photographs of the original to match the historic door which had been discarded in the rehabilitation. A compatible, contemporary door could also have been installed to meet the Standards.

In general, generic or "stock" doors with multi-paned glass, are not appropriate to use as exterior replacement doors in historic rehabilitation projects.

Rehabilitated Foursquare house with inappropriate "stock" door (left) and no longer extant historic door (right) that was discarded in the rehabilitation.





ITS

NUMBER 4

Interpreting The Secretary of the Interior's Standards for Rehabilitation

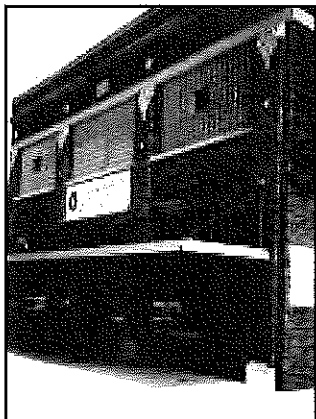
Subject: Inappropriate Replacement Doors

- Applicable Standards:
- 2. Retention of Historic Character
 - 6. Repair/Replacement of Deteriorated or Missing Features Based on Evidence
 - 9. Compatible New Additions/Alterations

Issue: Selecting appropriate replacement doors as part of a rehabilitation project is important in retaining the character of a historic building regardless of whether it is a residential or a commercial structure. The front door to a house, a store, or an office is an integral feature of the entrance to the building, and it should reflect accurately the building's style, period of architectural significance, and its use. If the historic door is still extant, it should be retained and repaired, or it must be replaced if too deteriorated to repair. Although the replacement may be a compatible new design, it is always preferable that the new door replicate as closely as possible the historic door, while meeting modern code or security requirements that may necessitate a stronger or more fire-resistant door. This includes reproducing the same glass size, pane configuration and profile of true muntins, and the same number, size, and shape of vertical or horizontal panels. A replacement door should also match the historic door in material as well as design, but in some instances, if the situation warrants, an appropriate substitute material may be used.

In accordance with the Secretary of the Interior's Standards and the Guidelines for Rehabilitating Historic Buildings, replacing a missing historic door with one that matches the historic door is preferable if physical, pictorial, or photographic evidence exists to document its appearance. Absent that, the door may be replaced with a new unit that is compatible with the style and character of the historic building.

Application 1 (*Incompatible treatment, later corrected to meet the Standards*): This two-story, brick building was constructed between 1919-1920 to house the commercial operations of a local dairy. It was rehabilitated as legal offices. While the rehabilitation retained the character-defining glass block windows on the second floor of the primary street elevation the first floor storefront windows and entrance had to be replaced due to extensive deterioration.



Rehabilitated dairy building.



Incompatible "stock" door.

The storefront windows were replaced with simple, contemporary windows with dark-colored frames that were compatible with the historic building. But the "stock" white entrance door with its nine-pane glass and snap-in muntins above two vertical panels was not compatible with the historic building. In order to bring the project into compliance with the Standards, remedial work involved replacing the stock door with a simple glazed wood door that was compatible in both design and color with the historic building.

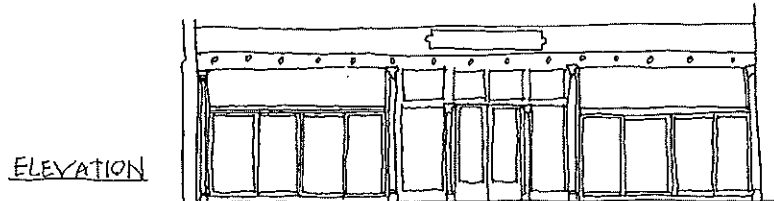


Appropriate replacement door.



Rehabilitated 1920s commercial building.

were found to be inconsistent with both the plain character of the 1920s facade and with the replacement storefront. To meet the Standards, the owner replaced the doors with a simpler wood door with full length glass panel like the one shown in the accompanying sketch.



Suggested design for compatible, contemporary replacement door.



Rehabilitated storefront with incompatible stained glass door.

Application 3 (*Incompatible treatment*): In a third project, a two and one-half story Foursquare house with Colonial Revival-style details built in the first decade of the 20th century was rehabilitated for continued residential use. Although most of the interior finishes and features, including all lath and plaster, had been removed by a previous owner, the original front door still remained. In the course of the rehabilitation, however, this historic door was replaced with a new door featuring multi-paned glass with two vertical panels below, the same “stock” door, in fact, that was used in the dairy conversion project. This multi-paned door is no more compatible with the character of this early-20th century house, than it was with the 1920s dairy building. To meet the Standards, the owner would have had to have a new door fabricated based on photographs of the original to match the historic door which had been discarded in the rehabilitation. A compatible, contemporary door could also have been installed to meet the Standards.

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