



**Historic District Commission**  
Notice of Meeting  
Wednesday June 24, 2026, at 6:00p.m.

**City Hall**  
301 Washington Avenue

**PLEASE ENTER CITY HALL VIA THE SAGINAW STREET (REAR) ENTRANCE. DOOR WILL OPEN AT 5:30 P.M.**

**AGENDA**

1. Call to Order
2. Introductions/Roll Call
3. Approval of Minutes for February May 27, 2026
4. Public Comments - Non-Agenda Items
5. Old Business
6. New Business
  - a. **HDC 26-17 – 1315 McKinley St.**  
Applicant is requesting COA authorizing the replacement of fascia and soffits.
  - b. **HDC 26-18 – 912 N. Mclellan St.**  
Applicant is requesting COA authorizing the replacement of front stairs.
7. Other Business
  - a. Supplemental work review checklist
8. Adjourn



**Historic District Commission Staff Report**  
**Case No. HDC 26-17**  
**Historic District Commission Meeting Date – June 24, 2026**

**Address:** 1315 McKinley St.  
**Owner** Jacob Woods and Emily Legleitner  
**Applicant** (Same)  
**Year Constructed:** 1901  
**Style:** Queen Anne  
**Description:** 2 ½ stories; front gable roof with lower cross gable cut-away bays on front elevation; porch wraps around southwest corner, with umbraged balcony above; both feature turned posts, balustrade, and spindle details; historic garage

**Summary of Applicant's Request**

Applicant is requesting a Certificate of Appropriateness to repair and replace fascia and soffit boards along the roof perimeter. Original historic material that remains sound will remain, areas beyond repair will be replaced in kind using wood materials that match the existing dimensions, profile, and appearance. The applicant's work description is included in this report and details the work proposed.



When reviewing plans for work, the historic district commission shall follow the U.S. Secretary of Interior's Standards for Rehabilitation which are listed below verbatim.

### **US Secretary of the Interior Standards for Rehabilitation**

The project is subject to *U.S. Secretary of Interior's Standards for Rehabilitation*. The HDC must review and discuss the applicant's project in the context of those standards when determining whether to grant or deny a COA.

The applicant's project is consistent with each of the standards as listed.

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.

**The HDC must also consider and discuss the applicability of all the standards listed at Section 64-11(c) of the city's historic preservation districts regulations which are as follows:**

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.
5. Whether the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531. *Staff note: This subparagraph addresses a fire suppression systems requirement and does not apply to the work subject to this staff report.*

**Work authorized by a COA is also subject to Section 64-12 of the city code:**

1. Approval of work is valid only for the work specifically approved by the HDC.
2. Approval is valid for 12 months following date of approval. Building permits must be obtained within 12 months of approval. Authorized work must start and proceed to completion before the building permit expires.
3. Approval may be extended by the HDC upon written request prior to the expiration of a valid certificate.

### **Motion to Grant COA**

Should the HDC recommend approval of the Certificate of Appropriateness, staff recommends the HDC adopt the following motion:

**"I move that the Historic District Commission approve a Certificate of Appropriateness for the work described and depicted by the work review application for Case HDC 26-17. The applicant has demonstrated the work will comply with U.S. Secretary of the Interior Standards for Rehabilitation (1) through (6), (9), and (10), as well as Section 64-11(c) of the city's Historic Preservation District regulations."**

### **Motion to Deny COA:**

The HDC may consider motions to deny the application:

**"I move that the Historic District Commission deny a Certificate of Appropriateness for all work described and depicted by the work review application for Case HDC 26-17 submitted by the applicant. The applicant has not demonstrated the work will comply with U.S. Secretary of the Interior Standards for Rehabilitation, as well as Section 64-11(c) of the city's Historic Preservation District regulations."**

- (When making a motion to deny an application, a “Yes” vote to this motion is a vote to deny)

The HDC may consider motions to postpone review of the application:

**“I move that the Historic District Commission postpone review of Case HDC 26-17 submitted by the applicant until the next regular meeting scheduled for April July 8, 2026.”**

- (When making a motion to postpone review, you should include any requests to the applicant within the motion, such as requiring the applicant to provide more information at the next meeting)

## **Written Description for HD Work Review**

**Address:** 1315 McKinley Street

**Applicant:** Jacob Woods & Emily Legleitner

**Date:** June 3, 2026

The proposed work consists of repairing and replacing deteriorated **fascia** and **soffit** boards along the roof perimeter. Due to prolonged exposure to moisture, portions of the existing wood materials have experienced rot and deterioration. Original historic material that remains structurally sound will be retained and repaired where feasible. Areas that are beyond repair will be replaced in kind using wood materials that match the existing dimensions, profile, and appearance. The work is intended to preserve the historic character of the home while addressing necessary maintenance and preventing further deterioration.

**Front street-view:**



**South side (view from McKinley St.)**

## Elevation photos:



East side (view from Lincoln St.)



West side (facing neighbor)

## Elevation photos:



North side (view from backyard)

## Areas in need of repair:



East side (view from Lincoln St.)



East side (view from Lincoln St.)

## Areas in need of repair:



East side (view from Lincoln St.)



West side (facing neighbor)

## Areas in need of repair:



West side (facing neighbor)



West side (facing neighbor)



**Historic District Commission Staff Report**  
**Case No. HDC 26-18**  
**Historic District Commission Meeting Date – June 24, 2026**

**Address:** 912 N. McLellan  
**Owner** Alan J. LaFave  
**Applicant** Same  
**Year Constructed:** 1900  
**Style:** Queen Anne  
**Description:** 2 stories; cross gable roof with secondary gables; umbraged porch in northwest corner with large arches between piers; variety of window styles, with some transoms.

**Summary of Applicant's Request**

The applicant is requesting a Certificate of Appropriateness authorizing replacement of front stairs at 912 N. McLellan St. The applicant's submittal (included in this report) details the work proposed.



When reviewing plans for work, the historic district commission shall follow the U.S. Secretary of Interior's Standards for Rehabilitation which are listed below verbatim.

### **US Secretary of the Interior Standards for Rehabilitation**

The project is subject to *U.S. Secretary of Interior's Standards for Rehabilitation*. The HDC must review and discuss the applicant's project in the context of those standards when determining whether to grant or deny a COA.

The applicant's project is consistent with each of the standards as listed.

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- (When making a motion to deny an application, a “Yes” vote to this motion is a vote to deny)

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- (When making a motion to postpone review, you should include any requests to the applicant within the motion, such as requiring the applicant to provide more information at the next meeting)





22:27

[Back](#)**WeatherShield**

5/4 in. x 6 in. x 8 ft.

Standard Ground Contact  
Pressure-Treated Southern  
Yellow Pine Decking BoardNominal Product Length  
(in.): **96 in****\$150.66**

(\$8.37/item)

Get Bulk Pricing of  
\$7.53 on this item  
when you purchase  
at least 96 units.Pickup at [Saginaw](#)Delivering to [48602](#)**Pickup****Tomorrow**

310 in stock

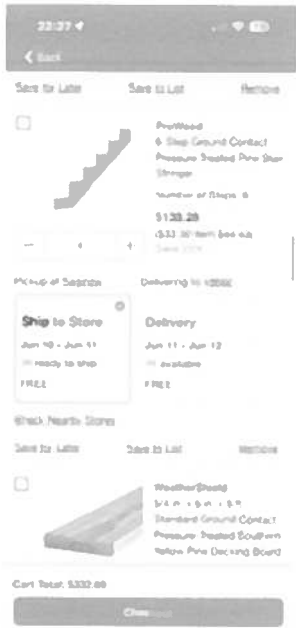
**FREE****Delivery****Sat, Jun 6**

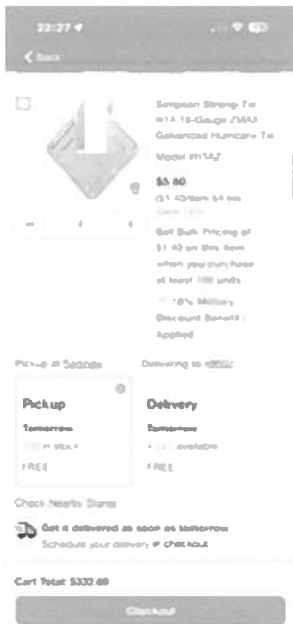
4,005 available

[Check Nearby Stores](#)**Prefer to schedule your delivery?**

Select your delivery date in checkout

[Save for Later](#)[Save to List](#)[Remove](#)**Cart Total: \$332.69****Checkout**





22:27

[Back](#)

## Pickup

Saginaw (5 items)

**ProWood**

1-5/8 in. x 50 ft. Black  
Butyl Deck Joist Tape for  
under Decking Board

Model #398228

**\$16.18**~~\$17.98~~

Save 10%

✓ 10% Military

Discount Benefit |

Applied

Pickup at SaginawDelivering to 48602**Pickup****Tomorrow**

57 in stock

**FREE****Delivery****Tomorrow**

272 available

[Check Nearby Stores](#)**Get it delivered as soon as tomorrow.**

Schedule your delivery in checkout.

[Save for Later](#)[Save to List](#)[Remove](#)**Cart Total: \$332.69****Checkout**



**Expires  
May 1st**

## Historic District Commission Members

Terms of Appointment Current as of January 27, 2026

|                            |                                                                            |                                           |                                                           |
|----------------------------|----------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------|
| <b>Chair<br/>2027</b>      | Mary Ewald-Sayles<br>Re-Appointed 6/17/2024                                | 700 N. Monroe St.<br>Bay City, MI 48708   | C: 989-450-7429 / W: 989-892-3923<br>hyattewald@yahoo.com |
| <b>Vice-Chair<br/>2028</b> | Ashley Meier<br>Re-Appointed 9/3/2024                                      | 600 N. Walnut St.<br>Bay City, MI 48706   | 989-992-3527<br>ashleynicolemeier@hotmail.com             |
| <b>Secretary<br/>2026</b>  | Lorelie Doerr<br>Re-Appointed 4/1/2024                                     | 614 Broadway St. #1<br>Bay City, MI 48708 | 989-737-3419<br>Goin2nola@gmail.com                       |
| <b>2025<br/>Vacant</b>     | Mechelle Weidner-Hill<br>Appointed 12/5/2022<br>Resigned / Did not reapply | 11 Center Ct.<br>Bay City, MI 48708       | 989-513-0836<br>mweidnerhill91@gmail.com                  |
| <b>2025</b>                | Sarah Kohn<br>Appointed 7/11/2022                                          | 710 N Trumbull<br>Bay City, MI 48708      | 810-234-1695<br>sarahlynnkohn@gmail.com                   |
| <b>2026</b>                | Maryann Lawrence<br>Appointed 7/10/2023                                    | 1200 McKinley Ave<br>Bay City, MI 48708   | 734-649-3668<br>maryann.lawrence@sbcglobal.net            |
| <b>2027</b>                | Grace Sayles<br>Re-Appointed 6/17/2024                                     | 700 N. Monroe St.<br>Bay City, MI 48708   | 248-977-5097<br>saylesg@umich.edu                         |

January – Election of Officers

## City & Staff Liaisons

|                                      |                                                                                                                               |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Adam Pruett                          | Staff Liaison /Community Development Planner / HPO<br>APruett@baycitymi.gov / Office: 989-894-8179 / P&Z Office: 989-894-8180 |
| Craig Kokaly<br>2 <sup>nd</sup> Ward | City Commission Liaison<br>CKokaly@baycitymi.gov                                                                              |



Center Avenue & Midland Street

## Historic District Work Review Checklist

### ☐ Alteration of Architectural Details

- ☐ Decorative trim
- ☐ Brackets, cornices, dentils
- ☐ Columns, pilasters, piers
- ☐ Moldings, lattice, pediments
- ☐ Window/door hoods, aprons, caps

### ☐ Awnings

### ☐ Balconies

- ☐ Structural supports
- ☐ Railings & balusters
- ☐ Flooring/decking
- ☐ Balcony roofs/canopies

### ☐ Barrier-Free Wheelchair Ramps

### ☐ Children's Swing Sets, Play Structures, Playhouses, etc.

### ☐ Chimneys

### ☐ Decks

### ☐ Demolition of Buildings & Structures

### ☐ Doors

- ☐ Entry doors
- ☐ Storm doors
- ☐ Overhead/garage doors
- ☐ New or altered openings

☐ **Driveways**

☐ **Dumpster Enclosures**

☐ **Exterior Lighting Fixtures**

☐ **Fences & Walls**

☐ **Gutters & Downspouts**

☐ **Masonry Cleaning & Repair**

☐ **Mechanical Equipment**

☐ **Moving Buildings**

☐ **New Construction**

☐ **Off-Street Parking Areas**

☐ **Painting**

☐ **Porches**

☐ Columns, piers

☐ Railings, balusters, handrails

☐ Railing height

☐ Railing design/pattern

☐ Top rail profile

☐ Bottom rail profile

☐ Railing attachment method

☐ Railing material

☐ Decorative elements

☐ Structural condition

☐ Baluster style

☐ Baluster spacing

☐ Baluster dimensions

☐ Baluster material

☐ Attachment method

☐ Replacement baluster matching

- ☐ Condition assessment
- ☐ Steps, skirting
- ☐ Flooring/decking
- ☐ Ceilings & trim

**☐ Roofs**

**☐ Shutters**

**☐ Siding**

- ☐ Removal/replacement
- ☐ New siding covering existing

**☐ Signs**

**☐ Skylights & Solar Panels**

**☐ Solar Shingles**

**☐ Stacks & Vents**

**☐ Windows**



## Center Avenue & Midland Street Historic Districts Work Review List

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

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

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

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

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

**Contact the Planning & Zoning Department:**

**Telephone: 989-894-8180 / Email: [PlanningAndZoning@baycitymi.gov](mailto:PlanningAndZoning@baycitymi.gov)**

### **Ordinary maintenance is not subject to review and approval:**

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

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

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

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

**Please Note:** Many projects on this list require a building permit and inspections in accordance with State of Michigan construction codes.

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

**Please Note:** Many projects on this list require a building permit and inspections in accordance with State of Michigan construction codes.

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

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