City of Fenton, Michigan
Downtown Master Plan
& Design Guidelines

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Downtown Master Plan and Design Guidelines Overview

The inspiration and vision of the Downtown Master Plan and Design Guidelines are the result of a collaborative effort by City leaders, residents, and architectural, planning, management, and arts and humanities consultants from John Dziurman Architects Ltd., Grissim Metz Andriese Associates, Downtown Management Strategies, and Athena Research Consultants Ltd. This team all worked together to create these documents over an eighteen month period starting in the spring of 2005. The goals, ideas and recommendations identified in the Downtown Master Plan and Design Guidelines are presented here in both written and graphic detail.

The purpose of this effort was to develop a comprehensive overview of the downtown area and a block-by-block plan for future development. The downtown plan includes recommended building locations, parking, streetscape improvements, signage, open spaces, location and type of public art, and recommended improvements to the existing roadway network, pedestrian and parking facilities. All of these important downtown development ingredients are based on realistic future needs. The design guidelines provide both an overall design vision for the future downtown, and also a detailed vision for the each of the five distinct development districts in downtown Fenton.

One of the most interesting aspects of the downtown master plan and design guidelines is the inclusion of an art and cultural identity for downtown Fenton. The City of Fenton, the Downtown Development Authority, and the Dziurman Team collectively agreed at the beginning of this effort that an art and cultural identity for the Downtown was desirable for a number of reasons since it would: establish a positive image for the community; fit into the state’s “Cool Cities” initiative; provide a unique image for the downtown; and stimulate new economic development in the downtown area.

City of Fenton Downtown Master Plan and Design Guidelines Committee

- Mayor Sue Osborn  City Council
- Michael J. Senyko  City Manager
- Brent D. Morgan  Director of Economic Development
- Brad Hissong  Building and Zoning Administrator
- Jeri Stiles  Downtown Development Authority
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Introduction

Building facades and signage help to define the overall character and distinctiveness of a downtown. When properly maintained and attractive, they provide a strong impression of the overall commercial health and vitality of a business district and impart positive, long-lasting impressions to customers and visitors alike. The storefront, or street level of a building, plays a particularly critical role in a business’ advertising and merchandising strategy to draw customers and increase business.

Over time, many older commercial buildings in the downtown district have received one or more facelifts to modernize original facades; many of these physical alterations often covered up or actually eliminated the very features which gave the building its original character and overall design integrity. Other commercial buildings in the district have avoided major physical alterations, but instead, suffer from years of neglect and deferred maintenance, resulting in poor appearance or actual structure damage requiring repair and replacement.

Careful assessment of a building’s inherent design and character, followed by the actual rehabilitation of the façade, can reverse the effects of neglect and poorly designed alterations made to a building.

Building rehabilitation needs design solutions which respect the architectural integrity of the entire building, retain features that enhance the original façade and remove elements that detract from or conceal it.

New construction of free standing and in-fill buildings need to reflect and respect the original rhythm, scale, and context of the neighboring building and the existing traditional historic buildings located in the Downtown area.

It is always important that all new and existing facades occur at the property line to maintain a consistent street wall.

Improvement Grant Program

The City of Fenton Downtown Development Authority together with downtown merchants, property owners, and professional design, planning and management consultants have developed these Downtown Design Guidelines. They are intended to guide the physical and economic revitalization of the Downtown Development Authority district. By following these Design Guidelines, merchants and property owners can qualify for façade grant monies to help pay for their planned improvements. These guidelines and their interpretations do not attempt to provide specific solutions. They are offered as a means to effect appropriate change.

The intent is to provide guidelines by which the Downtown Development Authority can determine whether to commit its funds to help finance improvements to existing buildings in the district. These standards will also be used by the Downtown Development Authority to guide improvements that do not apply for the Façade Improvement Grant Program or are for new construction in one of the six development districts that define the downtown area.
Application Process for Grant Programs
Contact the Downtown Development Authority to receive additional detailed information relating to the FENTON FACADE IMPROVEMENT PROGRAM and to receive a complete packet of information.

Design Overview
Preserving Architecture of the late 19th and early 20th Century
Most people recognize that a great diversity exists in historic buildings. The details, materials and design of these older buildings provide information as to their age and style. All of us are familiar with many of these architectural styles, such as Colonial, Victorian, and Art Deco. Since the 1970’s most of the focus in the redevelopment of our traditional downtown districts have been on commercial buildings built between the late 1800’s and the 1940’s. When these downtown buildings have been recognized as historic, and when appropriate improvements have been made to them, the owners have been able to utilize historic rehabilitation tax credit programs to help fund the improvements.

Architecturally Significant Structures
The story of the past cannot be told through icons alone. Many other less prominent places are important to a community’s sense of identity and memory. Local architectural firms, builders, entrepreneurs, and artists helped shape the 19th and 20th century architectural landscape by adapting national and international trends to fit local needs. Most of the original commercial buildings built in Downtown Fenton were demolished in the 1970’s as part of an urban renewal project to create an outdoor downtown mall shopping area. This effort was not successful, and unfortunately destroyed almost all of the original commercial buildings along LeRoy Street. Without these buildings and the streetwall they created, the traditional historic downtown shopping district was seriously compromised. Fortunately, some of the original buildings still remain. The Fenton DDA is dedicated to ensuring that the remaining 19th and 20th century downtown buildings are saved and adaptively reused. They encourage property owners, merchants and developers to work together with them to find new and creative ways to ensure their continued use and sensitive rehabilitation. Historic tax credits and other incentives can assist with these efforts. These distinctive places need to survive not only for their economic potential, or beauty, or fame, but also because they provide a continuous thread to past lives and times.
Renovations to Architecturally Significant Structures should comply with the General Design Principles outlined in the Design Guidelines and the following specific principles:

- Maintain the existing volume, form, scale and detail.
- Maintain the existing window pattern and window mullion divisions.
- Do not alter the structure in a way that will detract from its original character.
- Do not remove existing quality details. Repair and preserve details.
- Applying paint over existing masonry, that has not been painted, should be avoided.
- Do not demolish the structure or cover it with new materials.
- If an addition is planned, the addition should be in the background so that the significant structure is prominent.
- The new addition should not overwhelm or over scale the existing structure. One, two or three floors may be appropriate, if the height does not violate the Zoning Ordinance height restriction for the site and the parking needs can be accommodated within the Development District where it is located.
- When adding to the top of a significant structure, set the new addition back a minimum of ten feet from the street façade.
- Ideally buildings should be two or three stories in height in order to maintain the desired street wall.

New in-fill structures

A new in-fill structure is a new building that will be built between or next to an existing building or buildings. These structures should comply with the General Design Principles outlined in the Design Guidelines and the following recommendations for sensitive in-fill development. The existing 19th and 20th century buildings still remaining, in the Dibbleville and portions of the Civic, Downtown and Rail Districts, are important to the successful reconstruction of a traditional downtown for the City. Therefore, those using these guidelines must understand this vision and commit to working together with the DDA in the redevelopment of downtown Fenton. In the districts where these buildings are located, there is an established façade proportion and rhythm that dominates, so it is incumbent upon the designer to examine these buildings and determine appropriate relationships that will connect the new structure with the original existing rhythm, scale and context of the street. Relationships include color, texture, scale, proportion, fenestration and general visual character of the surrounding architecture. It is very important not to copy or mimic the surrounding buildings. Refer to the section on sympathetic design for further information on these design strategies and also the design guideline details for the specific District where your property is located.
Undesignated Structures
An undesignated structure is an existing structure that does not fall into any of the above categories. Renovation of undesignated structures should follow the General Design Principles.

General Design Principles
The basic design principles that should be considered when building new or renovating an existing structure in any downtown districts, include: an appropriate scale; durable high quality materials; well detailed; sympathetic to the existing built context, and be inventive and unique.

Appropriate Scale
To promote an appropriate scale the following items are recommended:
- Street facades should occur at the property line to maintain a consistent street wall.
- The street wall face of buildings should not be taller than two stories (about 32 feet). If the building is taller than three stories, the floors above the third story should be set back a minimum of 10 feet from the front façade.
- Long unarticulated, blank or repetitious facades are not desirable. The desired scale requires that the street wall façade be articulated with materials, features, and architectural elements in ways that will promote interest, create interesting retail and commercial entries and display windows.
- Incorporate materials that reflect and/or complement the facades of the architectural significant buildings in the downtown districts of similar use.

Materials
The rehabilitation and restoration of original 19th and 20th century resources usually include materials such as traditional brick, stone, wood, and iron. Structures built after 1940 often used material such as exposed aggregate, fiberglass, glass block, Perma-stone, porcelain enamel panels, prismatic glass, stainless steel, and structural glass (Vitrolite or Carrara glass). Building systems for the earlier structures were often simple masonry bearing wall construction, while those built later often incorporated curtain wall or veneers applied to masonry or wood walls within a steel frame structure. It is important that the material and building system you select be durable and appropriate. The use of such materials in new construction and renovation affects the building appearance over time and ensures a positive asset to the community for many years.

Examples of durable materials include brick, concrete, anodized metals, stone, porcelain enamel panels, structural glass, ceramic tile, glass block, and glass.

Impermanent and high maintenance materials should be avoided. These include, but are not limited to, wood siding (painted or stained), Exterior Insulation Finish Systems (EIFS), panel brick, and painted masonry.

While not necessarily recommended, it is important to note that certain impermanent and high maintenance materials and other less durable materials may be acceptable when used judiciously and protected from abuse and the weather.
Details
Details relate to how materials are assembled and connected to each other. Details should be practical, appropriate and visually pleasing. The following are some principles that will lead to a well-detailed project:
- Minimize the build-up of dirt, snow, and ice on the façade and decorative features.
- Control water run-off and ice build up, especially on sidewalks and at entrances.
- Fasteners should be corrosion resistant.
- Attachments of signs, awnings and other decorative features should not damage or effect façade surface materials.
- Minimize run-off that might discolor adjacent surfaces.
- Minimize surfaces and ledges that support or allow nesting by birds.
- Incorporate details that minimize maintenance.
- Do not artificially replicate historical styles.
- Details should be scaled to the building. Excessive or over sized elements are not advised.
- Relate the design to the neighboring buildings by visually incorporating elements, lines and features of those buildings in a creative manner.
- Display a sense of human craft, ingenuity and creativity in both the small and large details.
- Avoid faux finishes that will require constant maintenance.
- Chose materials that weather well.
- Design showcase windows that allow the merchandise to be seen during the day and at night.
- Create inviting human scaled entries.

Lighting
- Utilize lighting that will highlight the special details on existing facades.
- Do not use unshielded light fixtures that cause glare and dominate the streetscape.
- Light should be directed down to the sidewalk or toward the façade.
- Remember that façade lighting is not meant to light the street.
- When appropriate, incorporate lighting in creative ways such as back lit glass block to highlight an entry or to showcase a window or feature that expresses your product or service.
- Avoid exposed electrical conduit on the façade.

Showcase window at night that welcomes the shopper and displays the merchandise by utilizing good lighting design

Historic building with contemporary interior lighting

Exterior façade lighting directed toward the façade together with back lit glass block in the bulkhead.
Sympathetic Design
These Guidelines encourage design that respects the past and is sympathetic to the existing built context. Sympathetic architecture can improve the quality of all the buildings in the downtown area. Individual buildings or facades should connect in subtle ways to the surrounding architectural context. A façade or building can relate to its surroundings in form, scale, proportion, texture, material, and color. However, the design for new or renovated buildings should never duplicate the image of the surrounding buildings.

There are many design strategies that a designer can use to achieve the appropriate balance and harmony. These standards encourage inventive exploration of solutions to this design goal. It is the combination of sympathy and invention that will create the desired results for the entire downtown area.

Invention
A new structure should be sympathetic with its surroundings, but also be unique, new and inventive. These standards encourage the designer to express new and fresh ideas that will add interest and excitement to the streetscape, without dominating the context and character of the downtown area. History has shown us that all downtown retail and commercial buildings, built in the 19th and 20th centuries, were designed within the context of that period of time. In addition, these buildings were designed to express the function that they served (Form follows Function). This is easily seen in the way the design promoted and featured the product being sold. The building design also helped the proprietor to do his or her job. The 19th century buildings were specifically designed to allow natural light to enter the basement work areas and to reach the back of the first floor sales areas. The 20th century buildings reflected new materials and colors and showcased their products with creative lighting techniques.

Today, technology has changed everything we do and how we do it. We know how the designers, builders and developers of the past have responded. The question now is what should the 21st century downtown retail and commercial building look like?

The DDA encourages the designers, builders, and developers of the 21st century to thoroughly explore new forms, details, concepts and materials that will bring a sense of invention to their project and to the community.
General Recommendations
The following are some general design recommendations that will help the designer understand the intent and direction of these guidelines.

Encouraged:
- Pedestrian human scaled openings and details.
- Ground floor storefronts with at least 75% glass.
- Interesting and special entries and doors.
- Two to three story streetscape.
- Fenestration with color, texture and variety.
- Combine traditional and contemporary forms and materials in creative and harmonious ways.
- Creativity and invention.

Discouraged:
- Copying historic styles.
- Using false facades or slip covers.
- Excessive use of a theme style of architecture.
- Materials that are not durable.
- Details and features that are not appropriate.
- Unsympathetic design.
- Poor design and lack of imagination.
Building Design Guidelines

Retail and commercial buildings located in a downtown area have typically been designed to reflect the needs of the businesses that occupy the building. The selection of materials and systems that enclosed these buildings and provided them with lighting, heating and ventilation, were always directly related to the then current selection of materials and systems available, appropriate, and affordable. Unfortunately, Downtown Fenton lost a significant number of its interesting variety of buildings that were built between the late 1800’s and the early 1900’s. Fortunately, within the downtown area there still remains a small inventory of original buildings built during this time period. The most intact cluster is located in the Dibbleville District; the Civic District has the Community Center; the Downtown District has a four building commercial cluster, the Old Fire Hall and the District Library (formerly the Post Office); and three original structures are located in the Rail District. Appropriately, the design of all these remaining original buildings have retained certain similar design principles. The following is an overview and a list of general recommendations relating to a building and its features.

Front Facades:
The front facades of all new and existing buildings are one of the most important physical components of downtown Fenton – economically, functionally, and aesthetically. Their physical condition plays a substantial role in the well being of the entire business community. Unfortunately, some facades often project a negative image when they consist of inappropriate siding, peeling paint, out-of-character signs and poor color schemes. With proper design and maintenance, the building facades present property owners and merchants with the opportunity to also increase business.

Most original facades in the downtown area are two stories high, with commercial space located at ground level and offices, storage, or residential space above. Visually, this arrangement divides the façade into two basic parts: the upper façade which is usually a flat wall with regular spaced window openings and applied decoration; and the storefront, or lower façade, which is composed primarily of large display windows and an entry. Usually downtown storefronts consist of those that have been drastically changed as they were “modernized” and those that have escaped inappropriate modernization. In this latter case, the original façade should be preserved and repaired with little or no alteration. Where the original façade is covered up, or does not exist, any improvement should respect the documented historic character of the building as well as its neighboring buildings.

Storefronts:
The lower façade of the building, the storefront, has often been altered in the years since its original construction. The net result of these changes is normally an erosion of its original character. Many of the problems with the storefronts today are that they no longer look like an integral part of the building; rather, they appear pasted on and do not reinforce the character of the entire façade. The traditional storefronts built in the late 19th and early 20th centuries usually had a recessed entry for the front door, flanked by display windows at the property line.

This arrangement accomplished two important design and marketing aspects for the business. First, it located the display window next to the sidewalk in full view of the passerby. This allowed potential customers a full view of the merchandise on display and a view of the store’s interior. Secondly, it emphasized the door and entryway. The intimacy of the enclosed and sheltered doorway provided a pleasant sense of welcome to the customer. The next generation of storefronts built in the late early to mid 20th century often consisted of only one and one and a half story buildings that generally applied the same principles for their window displays and entries. This is apparent in the storefronts for stores from that era such as Cunningham’s, S.S. Kresge Co., and A & P. Another evolution of the storefront design also started during this time. These storefronts reflected the modernistic styles called Art Moderne and Art Deco. These styles are reflected in the design of the Fenton Community Center and the old Fire Hall.

Recommendations:

- Storefronts should be designed to fit inside of the original openings and not extend beyond it.
- Storefronts should be designed with the largest appropriate window area in keeping with the original façade.
- Storefronts should respect the integrity of the building and relate to the building’s original character.
- Storefronts slip covered with incompatible material should be renovated by removing it and restoring the original material, if possible.
- Use durable, unobtrusive and permanent material when renovating storefronts.
- Avoid patterns, textures or colors that are not appropriate to the character and function of the original façade.
- Where the original storefront remains, it should be preserved and repaired with as little alteration as possible.
- Restoration of an original storefront should be based on accurate duplication of original features.
- Avoid historically incorrect “revival” architecture.
- Avoid introducing a storefront that significantly alters the original character of the façade and its relationship to the street.
- Avoid the use of mirrored and tinted glass.
- Avoid using aluminum window frames as a replacement for original wood frames.
- If existing aluminum window frames from a previous renovation are retained, they should be repaired/refinished and if necessary painted.

Early to Mid 1800’s
- Post and Beam Frame
- Divided Display Windows
- Simple Decoration

Mid to Late 1800’s
- Boldly Decorated Cornice
- Cast Iron Columns
- Large Display Windows

Late 1800’s to Early 1900’s
- Simple Cornice
- Transom Windows
- Recessed Entrance

Early 1900’s to 1930’s
- Metal Window Frames
- Structural Glass
- Recessed Entrance

Before and after façade restoration of a building built in the late 1800’s, modernized in the 1970’s, and recently restored back to it’s original façade.
Doors and Entries:
Doors are one of the primary elements, which create individual character in the exterior appearance of a building. Historically, the storefront entry was more than a door. Its design and appearance reflected its commercial importance. The storefront door was tall in proportion, built of wood or metal and usually with a large portion of glass, which made the door look substantial and inviting to the customer. The typical multi-story downtown building often had at least two additional doors—a second door on the front façade for access to the upper floors, and a rear door used both for service and a customer entry. Usually the rear doors were more modest in design and scale.

Recommendations:
- Original doors should be retained, repaired and refinished.
- New doors should be compatible with the character of the façade.
- All doors should be made from substantial, durable and attractive materials.
- All doors should fit into the character of the façade.
- Use attractive, substantial and durable hardware that is compatible with the façade and adds visual interest.
- Avoid mirrored and tinted glass in all doors.
- Avoid storm and screen doors which are inappropriate in size, color, material and texture with the original or new door.
- Avoid fake “historic” doors that are incompatible with the façade.
- If an aluminum door was substituted for a wood door and will still be retained, it should be painted.
- Avoid windowless wood or metal doors except for service entries.
- Rear doors should reflect the character of the rear façade. If rear doors serve customers as well as delivery, they should have glass panels.
- Secondary doors on the front façade should always be less prominent than the entry door. They need to fit into the overall façade without drawing attention, and should be compatible in material and appearance with the entry door and the façade.

![Appropriate and Not Appropriate Doors](image-url)
Windows:
The primary functions of a storefront window are to display merchandise, offer a view of the interior, and to show activity inside the building. Always give careful thought to the message you want to communicate. Remember, your window primarily invites people to come in and shop, but it can present more specific information about your products and services as well. An attractive, well-lit display window can entice nighttime window shoppers to return during business hours. Display windows at rear entries are usually simpler than those in the front, but should be of similar quality. Upper floor windows are usually smaller and reflect the character and function of the activity in these areas. These areas are most commonly used for offices and residential apartments. The upper façade windows add significantly to the character and appearance of the entire façade. Windows are an integral part of the building. They contribute to the character and success of the business, the character of the street, and the character of the business district.

Recommendations:
- Original windows (wood or metal) should be retained, repaired and refinished.
- If an aluminum or vinyl window, previously substituted for a wood framed window, will remain, the frame should be painted an appropriate color.
- New windows should be compatible with the character of the façade.
- Do not alter existing window openings to fit new windows.
- If you must use aluminum, vinyl or metal-clad replacement windows, select a color finish that is compatible with the façade and the surrounding buildings.
- The number of glass panes and the profiles of the sash rails and muntins of all replacement windows should match the original windows.
- Avoid mirrored or tinted glass windows.
- Avoid fake “historic” windows that do not fit the style of the building.
- Do not add shutters to the upper-floor windows, unless it can be verified that this feature is original to the building.
- Avoid exterior storm windows on upper floors if they hide or alter historic details. Make sure that interior storm windows are properly vented so that moisture does not build up between the windows.
Awnings:
The Downtown Development Authority encourages inventive yet sympathetic awning design. An awning or canopy can be both a decorative and functional addition to your storefront. Properly designed awnings will not only provide shade and protection from the weather, but they will also entice shoppers to stop, look, and step inside the store. Awnings and canopies also serve as an energy saver by regulating the amount of sunlight that enters your window. The following are some recommendations that can help you understand the intent and direction of these guidelines.

Recommendations:
- Use simple flat sloped awnings.
- Awnings should complement the character of the building architecture.
- Use a high quality canvas awning with a matte finish.
- Awnings should only be installed over storefront windows and entrances.
- Only use minimal signage on awnings. Remember to check the sign ordinance for the amount of signage you can install on both the building and the awning.
- Metal and glass awnings and canopies can be appropriate on new buildings.
- Typically you should only use single solid colors, unless you are restoring a historic façade that originally incorporated a patterned or striped awning.
- Use simple geometric shapes.
- Retractable awnings are encouraged.
- Bubble type, shiny plastic and back lit awnings are not recommended.
- Avoid mansard type canopies.
- Awnings should never cover exceptional architectural details.

Security Gates:
While security gates deter crime, they can also have a negative effect on business. Exterior scissor and grille gates which are left in place during the day often obscure architectural details and displays. They place a barrier between the store and the customer, and give the impression that the neighborhood is unsafe. Steel rolling shutters with solid slats should also be avoided because they create an even stronger negative statement about community safety. Remember that your building is essentially the signature of your building. If security is required, consider the following:

Recommendations:
- Install clear laminated security glass in all ground floor windows and doors.
- Install glass block in selective locations.
- Install decorative security hardware on all ground floor doors.
Walls:
All original commercial storefront buildings are the cornerstone of the downtown. If respect for these buildings are maintained, the traditional strength of the downtown shopping district will work today as it did in the past. The type of wall material and its texture and color are among the most dominant visual features in the downtown area. They are an integral part of the visual character of downtown, and as such, should be appropriately restored, maintained, and preserved.

Previously, original walls of downtown buildings have been covered with metal or wood panels, fake stone, stucco, plastic or scarred and obscured with large inappropriate signs. This resulted in building walls out of scale with other details of the building and with the streetscape of downtown Fenton. In addition, these “modernization's” have obscured the historic and architectural character and individuality of these buildings. This is not to say that new infill construction and remodeled buildings should look historic. New and remodeled buildings need to be evaluated in relation to their surroundings, as well as for the design itself. Height, width, relationship to the street, roof forms, proportion, composition, rhythm, proportion of openings, materials and color all need to be considered in the design. By relating buildings to each other, new construction and building renovations can be welcome additions to the downtown, rather than unwanted intruders.

If in design, construction and maintenance, a façade wall displays craftsmanship, quality and pride, then it is making a positive contribution to the downtown.

Recommendations:
- Original building wall material should not be covered with any form of inappropriate siding. Where this has occurred, the inappropriate siding should be removed and the original wall material restored.
- Typically, wall surfaces that have not been painted should remain unpainted. There might be a few circumstances where painting an existing wall surface could be acceptable. Contact the Downtown Development Authority to discuss your particular situation during the planning of your project.
- Damaged walls should be repaired or replaced with material that duplicates the original.
- Avoid scarring walls with holes for attaching signs and exposed conduit for lighting.
- Avoid removing wall materials and features that are essential parts of the building’s character.
- Always use quality wall materials.
- Always maintain building walls.
- Conduct a yearly inspection of the building walls to ensure that any problems or potential problems can be repaired before serious damage occurs to the walls, foundations and features.
Building Detail and Decoration:
One of the most striking aspects of the building façade is its details and decoration. Traditional building facades built between the late 19th and the early 20th centuries often had a blend of architecture and sculpture, craftsmanship and materials that would be difficult and expensive to produce today. The building facades built between the early to mid 20th century in the Art Moderne style were often void of the details and decoration found on the traditional facades. Instead, these facades often consisted of smooth wall surfaces with small ledge coping at the roof line. Horizontal grooves or lines in the walls provided a horizontal emphasis. During this same period, another popular architectural style was Art Deco. This style was similar to Art Moderne but had more decoration, towers and other vertical projections. These two styles and other variations of the 20th century built environment, have now been recognized as important historical aspects of our recent past. The Fenton Community Center and the old Fire Hall are both designed in the Art Deco style.

Architecturally, the Fenton Community Center is the most important building in the City. This crisp, clean, light brown brick building stands on the banks of the Shiawassee River in the heart of the downtown. The Center was designed by the renowned architectural team of Eliel and Eero Saarinen. The building is arranged with two levels; the rear is open to a view of the river. The low, horizontal massing and flat roofs with extended eaves are intersected by the vertical motif of the large chimney and of the regularly spaced windows. Open brickwork gives textural interest to the front elevation along LeRoy Street.

The Fenton DDA recognizes that having a rich variety of downtown resources is an asset and one of the keys to the revitalization of their shopping district. Therefore, it is important that all remaining historic buildings are retained and restored and all new and renovated buildings respect and honor the details, features and styles that still exist in the downtown shopping district.

Recommendations:
• Deteriorated details and decorations should be repaired rather than replaced whenever possible. If replacement is necessary, the new material should match the original material in composition, design, color and texture. Repair or replacement of missing architectural decorations, details and features should be based on accurate duplications, substantiated by historical, physical or pictorial evidence rather than on conjectural design.
• Sagging details, decorations and features should be firmly re-anchored.
• Heavy or numerous coats of paint that obscure architectural details, features and decoration should be carefully removed before refinishing.
• When replacing or repairing details, features and decoration, care should be taken to prevent an obvious and unsightly patch. Materials, joints, etc. should match the original as close as possible in composition, color and design.
• Corbelling should be retained and restored whenever possible, and considered for new buildings.
• Care should be exercised whenever replacing brittle or soft materials similar to terra cotta. Repair of such materials are very difficult and usually require the services of a specialist.
• Metal, cast iron, stone, metal panels, etc. that has signs of corrosion, tears, holes or missing pieces should be repaired or replaced as close as possible to the original.
• Soft, dry or split areas in wood surfaces should be filled, caulked, primed and painted or stained to match the original.
• Where the original cornice, or similar detail, has been removed or altered, it should be replaced or restored with a duplication of the original. Where this is not possible, a simplified version of the original should be designed, constructed and installed.
• Avoid all fake “historic” details, features and decorations.
• New buildings should incorporate appropriate artistic decorations and textural details to create a visual interest and richness into each elevation.
Painting Schemes and Color Palette

Painting can be one of the most dramatic and least expensive improvements to a building. Painting at regular intervals is also an essential part of maintenance and upkeep. Painting helps protect wood surfaces from deterioration. Painting is also a practical way to visually tie together individual building facades in the downtown area. Attention should be given not only to selection of appropriate colors but also to the preparation of the surfaces, choice of paint type and finish.

If the building is older, it may contain lead-based paint. If you are removing the existing paint as part of the repainting process, have a sample tested. It is imperative that the testing be done by a reputable company or by a county or state testing lab. If there is a problem, contact the county or state environmental department for options for removing or encasing the lead-based paint.

The color you paint your building, window trim, details or door is, to some extent, a personal decision. It is an expression of yourself and your commercial establishment. However, there are other people and things to consider, since the color of your building can affect the overall character of the downtown area. Factors include the location of the front and rear façades and how and when the sun strikes the building. Color schemes also differ according to the period when the building was constructed. The trim on traditional building facades were often painted a contrasting color that complemented the primary building color. Paint color on these types of buildings were used to tie together all building elements, including the cornice, upper façade, windows, storefront, and doors. In most cases, choose no more than three complementary colors. Buildings that reflect the styles of Art Moderne usually had one main color and one trim color. Those that were Art Deco style also had one main color, but often had two or more trim colors to highlight the special zigzags and other geometric and stylized motifs that defined its façade.

Recommendations:

- When repainting, consider using the original paint scheme and colors.
- Color should be used to tie building elements together according to the style of the building.
- The color palette of a historic building should be consistent throughout both the upper and lower portions of the building’s front façade.
- Color palettes and paint schemes on adjoining buildings should be compatible.
- The color used on a cornice should offset the color of the sky and act as a cap to the building.
- Use colors appropriate to the time period in which the building was built.
- Color applied to the side and rear walls should avoid harsh shifts from that on the front walls. A building should be treated as visually consistent on all sides.
- Material selection for new buildings should always be based on durability, texture and color.
- If using two or more different exterior materials, chose materials that complement and blend with one another.
- For some new buildings, the material and color for first floor storefront could be different than the material and color for the upper floor. This treatment might be appropriate when adding an additional floor to an existing two story building when the new addition is also setback from the facade.
- Consider other combinations of color, material and textures to create interesting details and features on the facades of the building.
Landscape Architecture and Natural Features

The principles defined in the Design Guidelines are also generally applicable to landscape architecture and site design items such as streetscape furniture; amenities; lighting, signage and street graphics; parking, driveways and curb cuts. All these site features together with the structures provide the visual and physical setting for the Downtown District.

The following recommendations cover all the outside natural and created site items that are crucial to a successful downtown experience.

Pedestrian Streetscape Design

Active pedestrian use in a downtown is essential in creating vitality. Seeing active pedestrian use draws visitors out of their cars to join in – so providing an active pedestrian streetscape fosters even more use. Currently the downtown streetscape layout almost solely facilitates vehicular travel over pedestrian use. In only a few small areas there is visible pedestrian activity but these areas are far apart and do not connect together. Consequently, downtown visitors drive between these areas, or worse, only visit a small portion of the downtown.

The following is a list of components of the streetscape and a list of recommendations for each component:

Pedestrian Access Recommendations

- Provide walks that are short-cuts over vehicular access.
- Provide walks that feel safe – locate them behind on-street parking or separated by a planting strip adjacent to the curb. Or, if there is no room for a planting strip, provide bollards or attractive guards adjacent to the curb.
- Provide 8’–0” minimum width walks where possible.
- Provide walks that connect adjacent neighborhoods to downtown and to park linkages.
- Provide attractive rear door entrances in addition to front door entrances.
- Provide overhead projections such as awnings or shade trees over walks.
- Provide even, well drained walk surfaces that are well maintained.
- Provide adequate lighting along all walks.
- Use curb bulbs and small corner radiuses to reduce the length of the crosswalk and slow down vehicular traffic making turns.
- Use bold crosswalk markings such as:
  - 10’ minimum crosswalk width designation
  - Crosswalk materials that stand out from vehicular pavement
  - Crosswalk timer signals wherever feasible
Pedestrian Streetscape Hardscape Design and Materials

- Install walk materials in recognizable patterns in each downtown district to aid in wayfinding and emphasize key significant areas (building entries, corners, crosswalks, significant buildings) with more detailed pattern and/or changes in materials.
- Provide highly visible areas for outdoor uses such as dining, sitting and displays.
- Provide additional streetscape amenities in all areas where buildings are set back further from the sidewalk to encourage pedestrian use.
- Incorporate streetscape materials, furnishings and art work that distinguish each district in the downtown.
- Break up large paved open space areas with landscape areas to provide pedestrian scale.
- Where possible, open space locations should be on south and west sides of buildings in order to maximize solar exposure.
- To maximize use within the open space areas, provide options of areas in the sun or shade as well as protect users from the wind.
- To foster the feel of safety, design landscaping and other elements in a way that allows visibility into and out of the open space.

Pedestrian Streetscape Landscape Design and Materials

- Street tree varieties can vary from area to area – all should be deep rooted, have an open canopy habit, be free of thorns, messy berries or seeds, be tolerant of urban conditions, and reach a mature size of 30’–50’ in height and 15’–30’ in width.
- Street trees shall be uniformly spaced on both sides of the street, parallel with the street, and at the same distance from the curb.
- Where possible street trees shall be placed in curbed planters that have a minimum size of 24 sf.
- All tree planters should be irrigated and have living groundcover plantings such as low shrubs, groundcover, perennials or annual flowers.
- Additional plantings within the streetscape should be located in planters with curbing or planter boxes or pots.
- Suggested locations for additional plantings are:
  - Adjacent to building entries to emphasize entrances.
  - Along hard building edges or blank walls
  - To define outdoor use areas
  - Along pedestrian short cut connections
  - To screen views of parking, trash enclosures and utilities
- Avoid locating trees or plantings where they:
  - Block sightlines to vehicular traffic that crosses pedestrian paths
  - Block building signage
  - Interfere with circulation
Streetscape Furniture

Street furniture includes: benches, trash receptacles, bike racks, ground or hanging pots, tables, chairs, etc. Street furniture not only provides users necessary conveniences, it also acts to reinforce the character of each district. Currently, the furnishings in the downtown are sporadic, not always placed where they will be used, and are inconsistent in style, as well as maintenance.

The following is a list of streetscape furniture recommendations:

- Provide well made furniture and pots of timeless design out of “real” permanent materials to emphasize quality.
- Colors should emphasize the adjacent District character and not compete.
- Furniture to be durable and always be well maintained and clean.
- Furniture to be placed where it will be used and not just placed as a decoration. Benches to be located in sunny and shady areas.
- Planters and pots shall be placed to emphasize building, park or open space entries, windows, or corners where pedestrians wait to cross the street. They also can be used to provide separation, such as incorporated in café railing, outdoor seating areas or in place of bollards.
- Drinking fountains, restrooms, telephones or emergency call boxes and speakers for outdoor music are recommended.

Amenities

Amenities are considered extra elements beyond the necessary street furniture. Amenities consist of items such as trellises, umbrellas, bollards, ornamental fencing or shorter planter edging, piers or gateway elements, gates, raised seat wall planters, fountains, kiosks, etc. Downtown Fenton currently lacks amenities; hence, by incorporating any of these into the downtown will raise the quality of the environment to a new level.

- Amenities should be located so that they do not hinder pedestrian traffic but instead direct or encourage it, such as gateways entice people through.
- Trellises, umbrellas and other overhead structures should be located where they provide needed shade but they should also be slightly transparent in some cases to avoid competing with the buildings and allow filtered sunlight through. Planting vines to grow up trellis posts to semi cover the trellis roof is a good example of this.
- Fountains should be well designed and engineered to provide aesthetic interest through all seasons including winter. They should be clean and well maintained. Where possible, they should maximize the benefit of their sound to either mask background noises or provide sound effects – from loud cascades to quieter tranquil effects.
Street Lighting

Lighting adds to both the character and safety of the public streets. Night lighting will help animate the Downtown, prolong street life after business hours and increase pedestrian safety. The night level of lighting is also critical to creating ambiance at night. Lighting that is too bright feels harsh and not welcoming, creates glare and light pollution. Light source types affect the color rendition of light which can set the mood but also affect the readability of signage.

- Provide pedestrian streetscape light levels between .5 to 2 foot candles – maximum light level should not exceed 3 foot candles.
- Ornamental pole lights should be placed to provide uniformity or evenness of light between poles. Light levels should not exceed 10:1 between maximum light and minimum light.
- Only natural colored light should be used – neon or flashing lights should not be allowed.
- Light sources should be energy efficient and use white light source where reading signage is necessary.
- All light sources should be shielded and views of bare lamps should not be allowed.
- Ornamental pole lights should ideally range from 10–14 ft. in pedestrian use areas. Parking area lighting should not exceed 25 ft. in height.
- Street lighting should be located as part of the streetscape and function to unify the other streetscape elements such as trees, paving and furniture. Street lighting to be located at the same distance from the curb along the length of the entire street.
- Street pole lights shall be functional as well as decorative and blend to the architectural style of Downtown Fenton. They should help express district individuality but also repeat an underlying architectural continuity for downtown, such as material and color similarity, etc.
- Light levels in open space plazas or nodes should be approximately 50% higher than the walks leading to them.
- Buildings should exhibit a hierarchy of lighting. Entries and exits should be lit at the highest level while special architectural features and window displays should be more softly lit.
- Landscape lighting is most appropriate for major features, art and special seasonal events.
- Landscape lighting should not be relied upon to provide ambient site lighting.
- Ground mounted, shielded vandal-resistant fixtures are recommended for landscape fixtures.

Signage and Street Graphics

Signage and street graphics work together and play a major role in establishing the aesthetic character of a Downtown. “Street Graphics” is a term drafted in 1968 and means all visual communication as seen from a public right-of-way. Controls on street graphics help produce more pleasing aesthetic results. But what these guidelines really promote is the use of street graphics as a contemporary art form of great potential that is the blending of individuality expressive graphics designs, which also creates a sense of place.
Careful consideration of scale, location, quality of materials, inventiveness, lighting and maintenance is critical to ensure that the overall systems of street graphics support and contribute to the Downtown ambience versus detract. Also, the current City of Fenton Sign Ordinance must be followed. A copy of this ordinance is available at the offices of the City of Fenton and the Downtown Development Authority. The following are suggestions of guidelines to promote well designed and effective signage:

- Examine the proposed signage first against these four criteria:
  1. Does the sign express the proprietor’s identity?
  2. Is the graphic appropriate to the type of activity to which it pertains?
  3. Is the sign or graphic compatible with the visual character of the District it is in?
  4. Is the graphic or sign legible in the circumstance in which it is seen?
- Signage shall be scaled to pedestrian use within the Downtown area. Therefore, the maximum height of the top of any sign hanging from a building shall be 15 ft. Signage shall typically be no greater than 24 sf. in size and be designed so that it is easy to read.
- Quality materials requiring little maintenance are recommended.
- Materials should look like real natural material such as copper, iron, brass, bronze, stone, masonry, wood, painted cast metal, etc.
- Freestanding signs shall only be permitted when the business is not attached to any other buildings. They shall not exceed 24 sf. on each side and be ground mounted at 4 ft. maximum height.
- Street addresses shall be clearly marked and incorporated into the design of the front façade or signage of individual buildings.
- Company logos that contain bright or garish colors or designs, shall be muted to harmonize with the overall scheme and design of the District.
- Signs that complement the buildings character.
- Signs that are easy to read.
- Signs that do not damage the façade materials. Mounting should always be in mortar joints or similar areas in existing facades.
- Historic signs should be preserved.
- Signs with individual letters mounted away from the façade.
- Front lit signs from independently mounted lighting.
- Signs that are visually porous allowing the character of the architecture to show through.
- Signs that do not overwhelm the façade.
- Sign plaques with routed letters.
- Creative graphics
- Do not use back-lit box signs or awning signs.
- Usually limit the number of colors in the sign to two plus the background color.
Parking, Driveways and Curb Cuts

The perception of convenient, ample parking is crucial to the businesses in Downtown. Traditionally, Downtown buildings were placed close to the street framing the public way without gaps between to accommodate parking. Today, the most successful, vibrant, pedestrian based towns maintain this continuous building wall. They typically provide some parallel or angled parking in front of all stores with the majority of parking located behind, out of public view, but convenient to use and found via appropriate signage.
The following recommendations are to be considered in parking designs for the Downtown:

- Locate parking lots behind buildings as close as possible to the rear entrances or where parking will be most convenient.
- All parking areas adjoining residential uses shall be screened with a minimum 4 ft. height solid buffer such as evergreen landscaping or masonry walls. Openings for pedestrian connections should be incorporated to help provide shortcuts to entice pedestrian travel.
- Street access points shall be consolidated with shared access easements for adjacent commercial lots where possible to avoid multiple curb cuts. All drive openings should be kept at the minimum width per ordinance except where not feasible due to special circumstances.
- Sidewalk crossings across driveways should be made of a different material, texture or color.
- Wherever possible, end row parking spaces should be protected and screened from the turning movements of other vehicles with curbed landscape areas.
- Orient parking lots so that the aisles are perpendicular to the building entrance façade.
- Provide striping or special pavement to help pedestrians travel safely through the lot.
- Canopy style trees should be planted throughout the lot to reduce the amount of un-shaded pavement by 30% at a minimum.
- Large parking lots should be compartmentalized with large continuous bands of landscaping to break down large expanses of pavement. This not only helps aesthetically, it discourages diagonal driving across the lot.

Bridges

The Shiawassee River enters downtown Fenton at the north and travels completely through the district flowing under four bridges on its journey south. The health, safety and welfare of the city depends on these bridges and their function of providing vehicle access to all areas of the city. They are also important for pedestrian and vehicular circulation within the downtown district for those who work, shop, worship, and recreate in the downtown district. The bridges are an important visual feature in the revitalization of downtown Fenton and an integral part of the future image and character of the city. It is important that they are preserved, enhanced, and transformed into individual expressions of public sculpture and art.
**Art and Culture**

Numerous studies have proven the efficacy of arts and culture for everything from driving economic growth (tourism, employment, quality of life, etc.) to inspiring creative principles in other industries (clothing, textiles, electronics, advertising, etc.) to using people and processes as parts of other industries (fabric designers for automobile upholstery, men’s and women’s wear designs, livable downtowns, etc.). Research has shown that children learn to read, calculate and even write better when the arts have been integrated into the classroom. The arts stimulate economic development and serve as a catalyst for education.

Michigan arts and cultural activities currently support, directly and indirectly, more than 108,000 jobs in the state of Michigan. Over $1.5 billion in personal income is generated each year by Michigan residents who work for arts and cultural organizations or whose jobs are supported by arts organizations or through the personal consumer expenditures of arts organizations’ employees. In a recent arts and culture survey of Michigan’s residents and visitors, nearly 40 percent indicated they would travel outside the state for art and cultural activities if they were not available locally; one-third of the respondents felt that the quality and availability of arts and cultural activities in the community will play an important role in their next relocation decision; and people visiting Michigan for arts and cultural activities are estimated to spend $65.7 million dollars annually.

Unfortunately, decisions about arts and culture funding have not always been made on their merits. Fortunately, there are existing creative funding models that help communities demonstrate their compelling interest in the aesthetics of their community, while providing an economic return for those who invest in their community.

**Public Art Policy**

The City of Fenton Downtown Development Authority has adopted a Public Art Policy that art and culture is an important aspect of the community, will help stimulate new economic development and will contribute to the continuing revitalization of the downtown area. To help ensure the success of this public policy, the City of Fenton Design Guidelines requires the inclusion of public art as a component of all development (new and existing) in the downtown area. This requirement means that all new and existing development, in any of the six (6) districts that make up the downtown area, must include a budget of 1% of the total hard cost of the construction, which is to be used for the cost to include public art in and around all new and renovation projects.

**Public Art**

The design guidelines general definition of what is to be provided by the Public Art Policy includes sculpture, gardens, bridges, multi-media installations, fountains, water features, fine art, photography, murals, and historic restoration. The inclusion of historic restoration into this definition of public art, supports an understanding of the additional cost required to appropriately restore and adaptively reuse an older existing building, and the positive benefit that it provides to the community.
Development Districts
The city of Fenton’s downtown area consists of approximately 93 acres. The general boundaries of this area are basically defined by Sixth Street on the north, Adelaide Street on the west, Elizabeth Street on the south, and East Street on the east. The main street for the downtown area is LeRoy which runs north and south from Sixth Street on the north to Shiawassee Avenue on the south.

The downtown area is divided into five (5) districts and one (1) overlay district. Each of these areas has individual distinctive features and boundaries that set them apart from one another. At the same time, each district contributes to and forms linkages to each other and together make up downtown Fenton.

The districts include: North Fenton, Rail, Downtown, Government/Civic, Dibbleville, and the River Overlay.

The following pages provide an overview of each of these six (6) Development Districts. This overview includes:

- a graphic location map of each district;
- the overall design goal and objective of each district;
- the specific planning objectives for each district; and
- a list of the distinctive planning and design features required in each district.

For additional information relating to the goals, ideas and recommendations identified for these districts, refer to the City of Fenton document entitled “Implementation Strategies Plan, City of Fenton, Downtown Master Plan”.

The Implementation Strategies Plan is directly related to the ideas and vision presented in the three phase Master Redevelopment Plan and the Downtown Design Guidelines, and provides the framework for the implementation of the Downtown Master Plan.
North Fenton Development District

District Design Goal and Objectives
Act as a gateway transition from the commercial strip developments to the north into Downtown Fenton.

District Objectives:
- Change the existing suburban commercial development pattern to a pedestrian focused small town development pattern.
- Add mixed use infill with an emphasis on residential multi-family and affordable single family housing.
- Provide a greater visual and aesthetic linkage to the Shiawassee River and Bush Park entrance parking area.
- Open up and direct views to Downtown landmark and significant buildings to provide for a strong visual connection to the Rail District and across the railroad tracks and Silver Lake Road to the Downtown District.
- Add streetscape amenities to emphasize and introduce the Downtown’s unique character of quality, art and culture.
- Add directional signage for Downtown destinations and parking.

District Distinction from Other Districts
- Buildings located in this District typically will be stepped back from the edge of the sidewalk (front yard setback should not be greater than 20 feet), will not be connected nor share a common wall with adjacent buildings, and will be one to two story structures.
- Locate parking in the rear, if this is not feasible, move parking to the side with solid 36” high screening of the parking area. Street parking is also acceptable and encouraged.
- Eliminate excess driveways and reduce driveway widths to the minimum allowed City standards.
- Streetscape Elements: To emphasize unique Fenton culture and closely reflect the streetscape style of the Downtown District.
- Paving: Layout should exhibit the creativity utilized in the Downtown and Rail Districts. Appropriate materials are natural clay pavers, smaller sized pre-cast concrete pavers, reconstituted stone pavers, concrete, and natural stone or tile pavers.
- Street Furniture: To be smaller in scale, well-crafted, creative but elegant in design.
- Planters and Pots: To utilize natural materials such as bronze, copper or clay and complement the street furniture.
- Lighting: Ornamental street lighting to match the Downtown District fixtures with a height of 12-14 feet and spaced approximately 120 feet apart. Accent lighting to highlight signage, unique building detailing, the entrance to Bush Park, the gazebo and the Shiawassee River corridor.
- Art and Specialty Detailing: The art and details within the District should mostly be expressed in the variety of mixed use building designs which should express individuality and be compatible with the existing buildings in the Rail District.
- Signage and Graphic Design: Can be more contemporary than the other Districts, and should express quality and craftsmanship. The entrance to Bush Park should exhibit creative, quality signage and unique detailing of the park’s amenities.
- Revise the sign ordinance to require ground signs no larger than 24 SF with external lighting only directed downward. Pedestrian scale signs mounted on the building walls are also encouraged.
Rail Development District

District Design Goal and Objectives
Unify and link the downtown area with businesses and residents in the Rail District, preserve the historic architecture, make the railroad tracks an attribute instead of a barrier, and encourage art and entertainment related activities and businesses.

District Objectives:
- Revitalize and unify the district to make it more viable and visually connected to the Downtown District.
- Add a combination of transitional residential, a live-work arts incubator, a year around farmer’s market, and other complementary uses to support a festival atmosphere and culturally related activities.
- Take advantage of the unique historic architecture of the Depot, Bean Company and the Fenton Hotel buildings.
- Emphasize and utilize the connection to the River-walk on the west border.
- Provide visual and safe pedestrian and vehicular linkages across the railroad tracks.
- Allow innovative street signage, graphics and lighting.
- Add directional signage for downtown destinations and parking.

District Distinction from Other Districts
- New buildings, located in this District and fronting on LeRoy Street, should maintain front yard setbacks of zero feet and be two to three stories in height.
- Restore and adaptively reuse/use the three significant historic buildings (Fenton Hotel, Bean Company and Depot) located in the District.
- Locate parking in the rear, if this is not feasible, compartmentalize and screen parking areas with solid 36” high decorative screen wall.
- Street parking is also acceptable and encouraged.
- Eliminate excess driveways and reduce driveway widths to the minimum allowed City standards.
- Streetscape elements: provide a pedestrian scaled streetscape to emphasize the cultural theme and unique historic architecture in the district.
- Paving: Should be more inventive – materials to be natural and patterns to be historic with a twist of contemporary inventiveness. Suitable materials include clay and concrete pavers, natural stone and exposed aggregate concrete.
- Street Furniture: To be more inventive, unique and look handcrafted. All materials to be real, such as metals or clay – no plastics or non-permanent materials should be allowed.
- Planters and pots: To utilize natural materials such as bronze, copper or clay, complement the street furniture and can be collections of unusually sizes and shapes.
- Lighting: Ornamental street lighting compatible with the Downtown District fixtures with a height of 12-14 feet and spaced approximately 80 feet apart. Ornamental light poles should be similar to the Dibbleville District but also exhibit inventive handcrafted attributes. Accent lighting to highlight signage, unique building detailing, the entrance to Bush Park, the Bush Park gazebo and the Shiawassee River corridor. Additional accent lighting should be used to help draw attention to this district. Night lighting should be installed to boldly highlight the railroad tracks and/or crossings in a fun inventive way. This type of lighting should also be used to highlight architecture such as: the shape and functional forms of the Bean Company, the authentic detailing of the Fenton Hotel and the historic importance of the Railroad Depot.
- Art and Specialty Detailing: The detailing and art in this district should mirror the inventiveness of hand crafting described for the furniture. Also, the scale can be more playful and range from small to supersized. Street graphics and playful logos or murals done well are also an opportunity for this district. Existing examples include the mural on the south elevation of the Bean Company and the hint of guests in the upper floor windows of the Fenton Hotel.
- Materials should blend with the existing brick historic buildings in this district, but other materials can also be used to add interest, scale, contrast, and creativity.
Downtown Development District

District Design Goal and Objectives
Revitalize the character of the original downtown commercial area by providing a new pedestrian friendly mixed-use business and residential area while exhibiting a distinct identity utilizing culture and art as a major economic focus.

District Objectives:
- Restore and rebuild the character of a traditional cohesive downtown commercial and residential district.
- Design new development, in areas where the original downtown fabric has been damaged, as a grid of streets and alleys. Reconnect the existing street grid in areas where the streets have been cut off.
- Create an east gateway at East Street and the Silver Lake Road Connector and a west gateway at the bridge on Silver Lake Road and Roberts Street to signal to visitors their arrival into downtown Fenton.
- Change the existing downtown area into a vibrant pedestrian downtown center.
- Create a new downtown identity through public art and distinctive architecture.
- Restore the original historic architectural features of the remaining original cluster of four commercial buildings, fronting along the west side of LeRoy Street and located in the southwest corner of the intersection of Caroline and LeRoy.
- Buildings are to consist of mixed uses and to provide and promote 24 hour activity.
- Provide ample parking on all streets and in the rear of all buildings.
- Provide pedestrian shortcuts utilizing rear door entrances, safe crosswalks and small scale pedestrian walks in gaps between buildings.
- Provide pedestrian level detail and scale in building architecture, window displays, art, signage and graphics.
- Provide highly visible outdoor uses such as outdoor seating, dining and display areas.
- Add directional signage for downtown destinations and parking.
- Develop a dialog with the U.S. Postal Service to ensure long term commitment for the location of a post office in the Downtown District.

District Distinction from Other Districts
- New buildings, located in this District and fronting on a major street, shall maintain front yard setbacks of zero feet and be two to three stories in height. Multiple floor buildings greater than 2 stories will be considered, but only if sufficient parking can be provided within the distance required by City Ordinance.
- All new architecture should complement the scale and quality of the Saarinen designed Art Deco style Community Center.
- Street frontage must be at least 2/3 open (doors and windows) for each 25 to 30 ft. bay from 18 inches above the sidewalk to 8 ft. (or ideally 12 ft.) above the sidewalk. These standards can be relaxed somewhat for the streets running perpendicular to the alleys/service drives.
- Maintain a proper building front-height proportions. A 32 ft. building height works best for two-story buildings, which is approximately a 5:2 proportion. This guideline assumes that the building roofs pitch from front to the alley.
- On street or parking located in the rear is encouraged in this district. Screen parking areas located adjacent to a side street with a solid 36” high decorative wall.
- Streetscape elements: To be creative and emphasize Fenton's cultural origins, historic architecture and distinct art and cultural identity.
- Paving: To be bolder geometric patterns of what is in the Civic/Government District.
- Paving Materials: To be large pieces of natural stone, reconstituted stone, detailed concrete or concrete pavers.
- Street Furniture: Elegant, simple, well designed and creative similar to government civic area but less monumental in scale.
- Lighting: Less monumental, simple, sleek, elegant. Spaced ± 60’ apart, ± 14’ height. Building lighting to down light building signage and details.
- Signage: Must have a component that orients to pedestrians and should not be higher than 12 inches above the storefront beam and should express quality and craftsmanship.
- Art and Specialty Detailing: Collection of creative forms utilizing quality materials such as such as masonry, stone, bronze, and copper to tie in to Civic District art.
- Public art is to be major feature of this district.
Government/Civic Development District

District Design Goal and Objectives
Create a unified identity for the downtown’s civic buildings and open space grounds. Also, improve pedestrian connections across this district to the other districts.

District Objectives:
- Link together the City Hall, Police Department, Old Fire Hall, Historical Museum and Cultural/Community Center to the heart of Fenton utilizing the river walks along the Shiawassee River and Mill Pond and the LeRoy Street bridge plaza to create strong connections and community landmarks.
- Help nurture feelings of heritage and community, create identity, and help reinforce a sense of belonging to its residents.
- Rehabilitate and expand the existing public buildings to establish the standard of development quality expected in this community, to stabilize the downtown, and to increase the value of nearby properties and uses.
- Strengthen the design of the outdoor park areas and features to better accommodate active and passive recreational activities, and to improve capability to handle different sized crowds from small intimate user groups to large community events.
- Improve the quality of all building exteriors, landscape, site furnishings, terraces and lighting.
- Incorporate appropriate civic style architecture and public art for all public buildings, structures and parks.
- Develop a dialog with the U.S. Postal Service to ensure long term commitment for the location of a post office in the Downtown District.
- Improve directional and informational signage

District distinction from other districts:
- Typically, buildings located in a downtown district and fronting on a major street, should maintain front yard setbacks of zero feet and be two to three stories in height. The only exceptions to this rule apply to civic buildings such as a City Hall, fire station, police station, church building, museum, community center, or possibly a post office.
- Civic buildings need to become an important component of the downtown and should reflect and establish the quality and inspiration for the architecture (building and site) of downtown Fenton. Civic buildings should function as landmarks and symbols of community prominence and pride.
- The current City Buildings need to be enhanced with improvements to the exterior facades, additional landscaping and streetscape features that tie into the streetscape, the Mill Pond and the linkage to the museum, library and Cultural/Community Center.
- All new architecture should complement the scale and quality of the Saarinen designed Art Deco style Community Center.
- All new building development adjacent to the Mill Pond is to maintain a 50 feet setback from the bank, and have a first floor elevation of at least one foot above the historic high water level. Parking for this type of development is to be located on the opposite side of the building within an appropriately designed parking lot that will prevent contamination from entering the pond.
- Streetscape: To be more monumental in scale and utilize the highest quality of materials.
- Streetscape elements: provide a pedestrian scaled streetscape to emphasize the cultural theme and unique historic architecture in the district.
- Paving: To have larger patterns, more geometric and simple with elegant detailing. Patterns can incorporate plaques, etc. Proposed materials are: natural stone, large sized pavers (12x12 or greater), exposed aggregate or terrazzo paving.
- Street and Park Furniture: Elegant, simple, larger scale, less detailed design emphasizing well designed quality, permanence and good civic tastefulness.
- Lighting: Larger scale street lights up to 16’ in height of simple, stately design using quality materials. Spacing should be further apart than the Downtown District at ± 90’ apart. Building lighting should wash walls to emphasize buildings more than featuring the streetscape.
- Art and Specialty Detailing: To be a collection of more representational and civic elements; all to be made of durable, quality materials such as masonry, stone, bronze, and copper.
- Public art is to be major feature of this district.
- Community events and festivals should primarily be located within this district.
Dibbleville Development District

**District Design Goal and Objectives**

Preserve and emphasize the historical character and origin of Fenton; stabilize and restore all historic buildings, develop compatible infill buildings to strengthen the District; promote, improve and expand the character and charm of this historic shopping district; and create an appropriate gateway for visitors arriving in the downtown area from the south and west.

**District Objectives:**

- Stabilize and restore all historic buildings to preserve them and to ensure their continued use.
- Add sympathetic and appropriate infill buildings to fill in the gaps between existing buildings so that Dibbleville is more cohesive and provides visitors more retail opportunities.
- Renovate/remove inappropriate architecture to complement and blend with the existing historic buildings.
- Provide adequate, well-lit and easy to find parking with convenient pedestrian access to and from parking and retail areas.
- Project a quality image through appropriate materials, colors, detailing and maintenance.
- Where appropriate, provide attractive rear entryways in addition to front door entries.
- Provide more pedestrian amenities, and pedestrian detail, short cuts, and safer walk access.
- Provide more highly visible outdoor pedestrian use areas – ex: plaza at LeRoy and Shiawassee Streets, outdoor display areas, outdoor dining, pockets for sitting.
- Add more pedestrian amenities such as plaques, historical information, benches and music.
- Develop clear and appropriate pedestrian connections from Dibbleville to other portions of the downtown and parks.
- Streetscape amenities should emphasize historical architectural quality integrated with historically appropriate art to distinguish Fenton from other downtown areas.
- Improve the quality and character of Freedom Park to incorporate it into a gateway to signal to visitors their arrival into the downtown area.
- Provide more directional signage to parking and significant places in the downtown.

**District Distinction from Other Districts:**

- New buildings, located in this District and fronting on a major street, shall maintain front yard setbacks of zero feet and be two to three stories in height. Multiple floor buildings greater than 2 stories will be considered, but only if sufficient parking can be provided within the distance required by City Ordinance. An exception to the zero foot front yard could include future infill areas where there are existing historic residential buildings that have a greater front yard setback.
- Street frontage must be at least 2/3 open (doors and windows) for each 25 to 30 ft. bay from 18 inches above the sidewalk to 8 ft. (or ideally 12 ft.) above the sidewalk. These standards can be relaxed somewhat for the streets running perpendicular to the alleys/service drives.
- Maintain a proper building front-height proportions. A 32 ft. building height works best for two-story buildings, which is approximately a 5:2 proportion. This guideline assumes that the building roofs pitch from front to the alley.
- On street or parking located in the rear is encouraged in this district. Screen parking areas located adjacent to a side street with a solid 36” high decorative wall.
- Streetscape Elements: To be very pedestrian, more so than the other districts.
- Paving: To represent Dibbleville’s history. Materials to be smaller scale, clay brick or pre-cast concrete pavers resembling traditional brick. Colors to blend in with building; patterns and jointing to be simple. Plaques can be incorporated into pavement.
- Street Furniture: Traditional and small scale detailed design. Materials to be wrought iron or wood, colors to be black, grey or wood colors.
- Pots and Planters: To be made of natural materials; plastic or bright shiny stainless surfaces should not be used. Detailing can be more elaborate in a crafted way.
- Signage: Must have a component that orients to pedestrians and should not be higher than 12 inches above the storefront beam and should express quality and craftsmanship.
- Lighting: Ornamental pole lights to be traditional at a smaller pedestrian scale and level of detail. Lights should be spaced 60 ft. apart or closer. Accent lighting to softly illuminate window displays and building architectural features and church spires or towers.
River Overlay District

District Design Goal and Objectives
Enhance access and visibility of the Shiawassee River throughout the entire downtown area; transform all the bridges into individual expressions of public sculpture, lighting and decoration, so that they become an integral part of the image and character of the City; create a continuous river walkway from East Street to Bush Park; and create commercial and residential development in selective locations to provide opportunities for shopping, dining, recreation, cultural activities, and a unique living environment in the downtown area.

District Objectives:
- Open up the views and access to the Shiawassee River, particularly from all streets and bridges that cross over it.
- Provide a safe, well lit, inviting environment for people of all ages to benefit from this natural waterway resource.
- Emphasize and enhance bridge crossings and design for pedestrian use as well as vehicular use.
- Promote quality residential and mixed-use residential projects along the River corridor.
- Improve the quality of the River-walk environment by improving the lighting, walks, pedestrian amenities and landscape.
- Utilize the bridges to emphasize unique bridge art and improve connection (visual & pedestrian) to the river-walk.
- Utilize the river-walk to increase pedestrian shortcut connections to the other Districts.
- Add a new pedestrian bridge crossing between Caroline and LeRoy Streets behind the Community Center.
- Incorporate art into the existing design features of all bridges and crossings throughout the district.
- Incorporate public art along all walks, landscaping and site amenities in this district.
- Improve way-finding utilizing directional and informational signage, and directing views to the downtown landmark features.

District Distinction from Other Districts
- Buildings fronting along the Shiawassee River walkway or Mill Pond are limited to two stories and must maintain a 50 feet setback from the bank, and have a first floor elevation of at least one foot above the historic high water level. Parking for this type of development is to be located on the opposite side of the building within an appropriately designed parking lot that will prevent contamination from entering the waterway.
- Buildings fronting along the waterway should have sloped roofs with gable ends. A third floor located within the sloped roof section and utilized dormers and balconies will be considered, but only if sufficient parking can be provided within the distance required by City Ordinance.
- Any commercial development located adjacent to the river walk that incorporates an outdoor sales, exhibit and/or dining area can not utilize any area or surface of the river walk.
- No private docks, ramps or similar types of waterway access is allowed. Publicly supported boat liveries, fishing docks, and other similar recreational items are encouraged.
- River walk: To be very pedestrian, more so than the other districts, and provide opportunities for outdoor dining, displays, exhibits and access to the river for recreational activities.
- Streetscape elements: to respect and enhance the natural environment and to support the activities along the walkways and river walk.
- Paving: To consist of natural materials that provide access but do not overpower the environment. Suitable materials include crushed stone, exposed aggregate concrete, chip seal asphalt and natural clay pavers. Paving layout patterns to be asymmetrical and informal and undulating paving colors to blend in and not compete with nature or the buildings.
- River Walk Furniture: Informal, naturalistic, traditional or contemporary, "green" materials. Colors to be organic green, brown, bronze, black.
- River Walk Lighting: Simpler version of Rail District lighting. Pole lighting height to be 10-12 ft. and spaced approximately 80 feet apart. Accent lighting is encouraged to emphasize the bridges and to create special effects for attracting visitors into the downtown area.
- Planters and pots: Copper, bronze, clay, pewter, natural materials, simplistic design.
- Public art is to be major feature of this district.
- Appropriate community events and festivals should be held within this district.

Art + Specialty Detailing
- To be a collection of creative naturalistic, somewhat representational of plant and animal wildlife or other naturalistic forms.
APPENDIX

1. Glossary
   - Definition of terms/words used in this document.

2. Building Materials (Problems, Repairs and Maintenance)
   - List of building material problems, together with a brief explanation and suggestions for repair.

3. Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines for Rehabilitating Historic Properties
   - Description of the four Standards used by the National Park Service and the State Historic Preservation Office to preserve, reconstruct, rehabilitate, or restore historic structures in downtown Fenton.
   - Detailed description of the Standard for Rehabilitation, which is the Standard most applicable to the appropriate rehabilitation of historic structures located in downtown Fenton.

4. Rehabilitation Tax Credits
   - Information on the tax credits available for the appropriate rehabilitation of historic and older structures located in downtown Fenton.

5. Contact Information
   - Fenton Downtown Development Authority
   - Historic Preservation
   - Art and Culture
Glossary:

**Aesthetic** – Pertaining to a sense of beauty.

**Art Deco** – A term originating about 1960 that refers to the style of art and architecture popular between W.W.I and W.W.II, characterized by streamlined forms, geometric patterns, boldness, and simplicity.

**Art Moderne** – A style popular from 1930-1945, emphasizing curved, streamlined forms. Ornamentation relies heavily on mirrors, metal elements, and low relief around doorways.

**Awning** – A roof like shelter extending out over a storefront, building entrance or window opening to provide protection from inclement weather and to reduce solar gain.

**Bracket** – A support element under eaves, shelves or other overhangs; often more decorative than functional.

**Building Scale** – To adjust proportionately and match or relate to the adjacent and surrounding buildings.

**Cast Iron** – Iron, shaped in a mold, that is brittle, hard, and cannot be welded; often used in late 19th century commercial facades.

**Compatibility** – Design characteristics (size, color, materials, proportion, opening, setbacks, etc.) that relate with one another or are congruent.

**Corbel** – A masonry bracket projecting from the face of a wall that generally supports a cornice, beam or arch.

**Cornice** – A prominent projecting molded decorative feature along the top of a building, wall or entablature.

**Downtown Development Authority (DDA)** - A legal entity established by the City of Fenton to promote the economic growth of downtown Fenton.

**Executive Director/Downtown Manager** – The person who is appointed by the DDA to manage and coordinate the programs, activities and resources of the DDA organization.

**Exterior Insulation System (EIFS)** - A multi-layered exterior wall surface system which usually consists of insulation board which is secured to the exterior wall surface with an adhesive or mechanical attachment, a base coat, fiber glass mesh, and a finish coat. Trade names include Dryvit, Parex, Sto, and Vinyl Corporation.

**Facade** – Usually refers to the front of a building, but can also mean any side of the building that faces a public street or right of way.

**Form** – External appearance of a clearly defined area, or building shape.

**Harmony** – A consistent, orderly, or pleasing arrangement of parts.

**High Quality** – A material or item that is superior or excellent.

**Historic Structure** – Any building 50 years old or older and found to have a special value by the city, state or federal government.

**Human Scale** – Proportions of objects which relate to and are compatible with the size and senses of a human being.

**Invention** – To use one’s imagination to create a new or restoration of an object or building that reflects the intent of these Design Guidelines in a way that reflects the present with sensitivity to the past.

**Downtown District/Area** – The area defined by the DDA that reflects the Central Business District (CBD). See attached map. All structures and properties within this area are eligible to apply for grants offered by the DDA.

**Mansard Roof** – Type of roof popular in French Second Empire style buildings. A version of this roof form has been used as a decorative feature on some downtown buildings. This feature looks like a solid awning with shingles and is never appropriate in the downtown district.

**Modern Movement** – A style of architecture popular from the 1930’s to the present, exemplifying the philosophy “form follows function”. Characterized by the lack of decoration and the use of new building technology and materials that allow new shapes, forms and colors that were not previously available to architects and builders.

**Parapet** – A low wall along the edge of a roof that is exposed on its face, back and top to weather.

**Proportion** – Comparative relationship between things or parts of things with respect to comparative magnitude, quantity, or degree.

**Renovate** – Improve, repair, or remodel a buildings condition.

**Restore** – To bring back to a previous or original condition.

**Scale** – The proportion that a representation of an object has on another object; or to match or relate to a standard or measure.

**Streetscape** – All the elements that occupy and contribute to the view along a street, including buildings, trees, signage, paving, furniture, etc.

**Street Wall** – The building facade wall that faces the street.

**Transom** – The window area directly above a storefront window or door.

**Zoning** – Designation that specifies the uses allowed in an area of the City.
Building Materials (Problems, Repairs and Maintenance):

Water intrusion is usually the major cause of almost all problems associated with buildings in a downtown district. Water can cause structural damage, efflorescence, rust and a host of other related material problems. The following is a list of building material problems, together with a brief explanation and suggestions for repair.

Masonry:
- **Structural failure or settlement**: Open joints radiating from the corners of windows and doors can indicate structural problems or building settlement. The open joints can be tuckpointed to prevent water entry, the cause of settlement must be determined and corrected first to avoid further damage.
- **Cleaning brick surfaces**: As a general rule brick should not be painted. Special coatings or stains are sometimes recommended for brick as a last resort to cover previously damaged surfaces. To clean brick, commercial paint removers are available. The specific remover must be selected carefully according to the type of paint. Sandblasting should never be used for removing paint. It causes irreversible damage to the brick surface and allows water and dirt to penetrate the brick.
- **Effects of trapped ice**: Brick and stone will explode from the force of ice within the wall. Before replacing the brick and resetting the stone, the source of the water must be found and corrected. Often deterioration manifests itself as a result of problems far removed from the visible location.
- **Rust Stains**: Stains from signage supports and other like elements can be avoided with the use of stainless steel, hot dipped galvanized steel, or non-ferrous anchoring devices. Remove all the rusted attachments and fill the remaining holes with mortar, since continued rusting could cause the brick to break apart.
- **Bulging wall caused by rusted steel lintel**: There are two causes for this problem. First the steel was not properly maintained by periodic cleaning and repainting. Second, water entered from open joints in the brickwork above the stone or brick header and rusted the steel lintel inside the wall. The steel expands when it rusts. Depending upon how much steel remains, replacement of the lintel may be required.
- **Efflorescence**: The white powdery deposit on the surfaces of brick is called efflorescence. The deposits are soluble salts which are present in all masonry and mortar that have migrate out to the surface when the masonry continually absorbs water from within. First find the source of the water and correct the problem. Common sources for water to get into the wall include: open brick joints, joints in the parapet, poorly installed parapet caps, and roof flashing that has been damaged. After correcting the problems caused by these water source(s), chemicals are available to successfully clean efflorescence from building walls.

Sheet Metal:
- **Cornices, fascias, projecting bays, and decorative features**: Sheet metal was often used to create beautifully detailed features on buildings constructed before 1900. While the repair of decorative metal can be expensive, it is often less costly than rebuilding the surface which remains after removal. Often the surfaces beneath the sheet metal feature is of less quality than the adjacent exposed wall surfaces. First check the entire surface of the metal for breaks and/or holes. Also carefully scrape all loose paint to reveal any weak spots. Repair and/or replace any problem areas and then repaint with an appropriate primer and at least two coats of paint. Also, patch and repair the surface behind the sheet metal feature. Water must be kept out of all these vulnerable locations in order to prevent wall and metal deterioration.

Terra Cotta:
- **Bulkheads and trim**: Decorative terra cotta was commonly used from 1890 to 1930. A ceramic material, terra cotta offered flexibility in form, color, and detail. It was applied to buildings as a decorative veneer or installed as a masonry unit in combination with brick or stone. Typically problems
start with water entering the terra cotta and the substrate that it is connected to. Cracks in the material need to be sealed or tuckpointed; broken pieces need to be repaired; and rusted steel supports need to be cleaned, painted or replaced. Often the cracks and broken pieces are an indication of more serious problems. Make it a practice to examine your building periodically so that changes can be immediately identified and any problems corrected.

**Stone:**
- **Cracks, rust, efflorescence, and damaged stone**: Sandstone, limestone, marble, granite, and other building stones are often found on the facades of downtown commercial buildings. This decorative material was used for arches over doors and windows and as decorative stone quoins at the corners. If stone is not supported uniformly, it will crack. The stone surface can be damaged with chemical cleaners used for brick. Lintels can rust and, like brick, it will release its natural salts when water is permitted to enter from behind. Refer to the masonry section for suggestions relating to repairs and correction of stone problems on your building.

**Wood:**
- **Windows and trim**: Wood was used primarily for decoration on downtown commercial buildings. Wood details are often subtle, like the moldings around doors and windows. Generally, wood which has not been maintained falls prey to rot, causing extreme shrinkage and opening wood joints. Rotten wood with open joints usually can not be repaired and must be replaced. Peeling and blistering of paint on wood surfaces is a common problem on storefronts and upper story windows. Usually the damage is caused by excessive water in the wood, rather than a failure in the paint. Wood windows are extremely durable if they are properly maintained. To insure long life, caulk the frames, putty the window glass, scrape loose paint and repaint periodically. As always, periodic inspection will reveal the need for repainting to keep water from deteriorating the wood, peeling the paint and drying out the putty.

**Porcelain Enamel and Structural Glass:**
- **Porcelain Enamed panels**: These panels are formed with four extending edges (similar to a shoe box cover). They were applied to building fronts with metal clips attached to the masonry or wood furring. Various colors were often fired onto these panels during manufacturing to achieve contrasting stripes and patterns. Chipped porcelain is easily repaired. Porcelain enamel panels consist of glass, fired onto a metal surface. Chips in the panels are subject to rust. Cover the chip with an enamel paint suitable for exterior metal which matches the gloss and color of the porcelain. The material can be cleaned like glass and its luster restored in many cases by a periodic application of a good quality automobile polish. To prevent water from entering the panel and freezing and expanding the panel outward, the metal flashing at the top and the joints need to be maintained.

- **Structural Glass**: Like porcelain panels, structural glass grew out of the technology advances in the building materials industry in the early 20th century. The architectural glass industry became especially creative, introducing a series of new glass products known as structural glass. These now familiar products include glass block, reinforced plate glass, and pigmented structural glass. Pigmented structural glass, popularly known under such trade names as Carrara Glass, Sani Onyx (or Rox), and Vitrolite, revolutionized the glass business and rapidly became a favorite building material for many downtown commercial buildings starting in the 1920’s.

It also became a favorite material to modernize older buildings in downtown areas, and by 1940 it had become synonymous with the “modern look”. Like porcelain enameled panels, structural glass was assembled in rectangular shaped modular units applied over the existing or new wall construction. The pieces are usually no more than 11/32” thick and were attached directly to the building with an adhesive. Although very durable, if breakage occurs, matching materials can still be obtained through window glass distributors. Proper care consists of washing with ordinary glass cleaners, periodic inspection and maintenance of the joints similar to porcelain enamel paneled walls.
Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines for Rehabilitating Historic Properties

The Secretary of the Interior’s Standards consist of four Standards. These include: Preservation, Reconstruction, Rehabilitation, and Restoration.

- **Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. Preservation as a Treatment. When the property’s distinctive materials, features, and spaces are essentially intact and thus convey the historic significance without extensive repair or replacement; when depiction at a particular period of time is not appropriate; and when a continuing or new use does not require additions or extensive alterations, Preservation may be considered as a treatment.

- **Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

- **Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation as a Treatment. When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

- **Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. Restoration as a Treatment. When the property’s design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historic periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.
Secretary of the Interior’s Standard for Rehabilitation of Historic Properties

The Secretary of the Interior’s Standards for Rehabilitation will be the Standards that will be applicable for the majority of the commercial building facade upgrades in downtown Fenton. The following is a summary of the information and guidelines relating to these Standards:

**Standard 1: RETAIN ORIGINAL USE OR FIND A COMPATIBLE NEW USE**
- Historic use preferred
- New use should require minimal changes to the defining characteristics of the building, its site and its environment

**Standard 2: DO NOT REMOVE OR ALTER FEATURES AND SPACES THAT CHARACTERIZE A PROPERTY**
- Retain and preserve historic character
- Avoid removal of character-defining materials
- Avoid altering significant features and spaces

**Standard 3: DO NOT CREATE A FALSE SENSE OF HISTORICAL DEVELOPMENT**
- Respect as a physical record of its time, place, and use
- Avoid creating a false sense of history

**Standard 4: RETAIN CHANGES THAT HAVE ACQUIRED HISTORIC SIGNIFICANCE IN THEIR OWN RIGHT**

**Standard 5: PRESERVE DISTINCTIVE FEATURES, FINISHES, CONSTRUCTION TECHNIQUES AND CRAFTSMANSHIP**

**Standard 6: REPAIR VS. REPLACE**
- Repair rather than replace deteriorated historic features
- When replacement is required, match the visual qualities of the original
- Replacement of missing features must be based on documented evidence.

**Standard 7: DO NOT USE CHEMICAL OR PHYSICAL TREATMENTS THAT DAMAGE HISTORIC MATERIALS**
- Use gentlest means possible

**Standard 8: PROTECT ARCHAEOLOGICAL RESOURCES**
- Protect and preserve archaeological resources
- If disturbed, mitigation must be undertaken

**Standard 9: USE COMPATIBLE CONTEMPORARY DESIGN FOR NEW CONSTRUCTION**
- Do not destroy defining characteristics
- Differentiate new from old

**Standard 10: DESIGN NEW ADDITIONS, WHICH IF REMOVED, RETAIN THEIR FORM AND INTEGRITY OF THE HISTORIC PROPERTY**
**Rehabilitation Tax Credit**

**WHAT IT DOESN’T COVER**
- New construction costs
- Personal Property
- Acquisition
- Land grading
- Site improvements
- Permanent finance costs
- Syndication costs

**HOW YOU START**
- Hire an experienced certified Historic Architect
- Hire a knowledgeable tax accountant

**WHAT YOU NEED TO DO**
- Purchase an appropriate structure.
- Review the process and requirements.
- Initiate the application process.
- Design the rehabilitation according to the rules.
- Rehabilitate the structure according to the rules.
- Complete the application process.

**APPLICATION PROCESS**
1. Historic Preservation Certification Application
   Part 1 - Evaluation of Significance
2. Historic Preservation Certification Application
   Part 2 - Description of Rehabilitation
3. Historic Preservation Certification Application
   Request for Certification of Completed Work
4. National Register of Historic Places - Registration Form

**PART 1 - EVALUATION OF SIGNIFICANCE**
On this form the information about the history of the building and how it contributes to the community is required.

This includes a written description of the building’s physical appearance as well as photographs and maps.
Contact Information

City of Fenton

City Manager
301 South Leroy Street
Fenton, Michigan 48430-2196
City Manager: Michael J. Senyko
Phone: (810) 629-2261
Fax: (810) 629-2004

City of Fenton Website
www.cityoffenton.org

Department of Economic Development
301 South Leroy Street
Fenton, Michigan 48430-2196
Director of Economic Development: Brent D. Morgan
Phone: (810) 629-2261
Fax: (810) 629-2004

Protective Inspections Department
301 South Leroy Street
Fenton, Michigan 48430-2196
Building and Zoning Administrator: Brad Hissong
Phone: (810) 629-2261
Fax: (810) 629-2004

Art and Culture

Fenton Area Cultural Center
150 S. LeRoy Street
Fenton, MI 48430
Phone: 810-629-2512
Fax: 810-714-0231
www.fentoncommunitycenter.org

Fenton-Jack R. Winegarden Library
200 E. Caroline Street
Fenton, MI 48430
Phone: 810-714-0917
Fax: 810-714-0918
www.thegdl.org

Fenton Museum
310 S. LeRoy Street
Fenton, MI 48430

Michigan Association of Community Arts Agencies
1310 Turner
Suite B
Lansing, MI 48906
Phone: 800-203-9633 or 517-371-1720
Fax: 517-371-1743
macau@macau.com

Historic Preservation

Internal Revenue Service
Attention: E:REHAB/LIHC Compliance Unit
111 Constitution Avenue, N.W.
Room 5109
Washington D.C. 20224
www.irs.ustreas.gov

State Historic Preservation Office
Michigan Historical Center
Department of History, Arts and Libraries
717 W. Allegan St.
Lansing, Michigan 48918
General Information (517) 373-1630
Michigan Historical Markers (517) 335-2725
Environmental Review (517) 335-2721
National Register (517) 335-2719
Federal Tax Credits (517) 335-2727
State Tax Credits (517) 373-1631
www.michigan.gov
Select: Departments, then History, Arts and Libraries, then HAL Home., then Michigan Historical Center, then State Historic Preservation Office.

National Park Service
Preservation Tax Incentives
Technical Preservation Services
Historic Preservation Services
1849 C Street, N.W., NC200
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Preservation Briefs Internet Archive:
www2.cr.nps.gov