PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

# HISTORIC DISTRICT COMMISSION

# NOTICE TO PROCEED

***Application Number:*** HDC2025-00427

**Effective Date:** 08/19/25

**Project Address:** 1950 TRUMBULL ST, DETROIT, MICHIGAN

**Issued to:** Emily Prehoda
1310 11th Street
Muskegon, MI 49441

**Historic District:** Corktown

***Description of Work:***

Installation of solar panels on the roofs of the one-story bays between the buttresses on the church's south side, per attached documents

NTP

***With the Conditions that:***

This resource will be a deterrent to a major public improvement program that will be of substantial benefit to the community. Substantial benefit shall be found only if the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances, and the improvement program is otherwise feasible.

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

**For the Commission:**

Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Ellen 250819et

**Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.**

Outlook

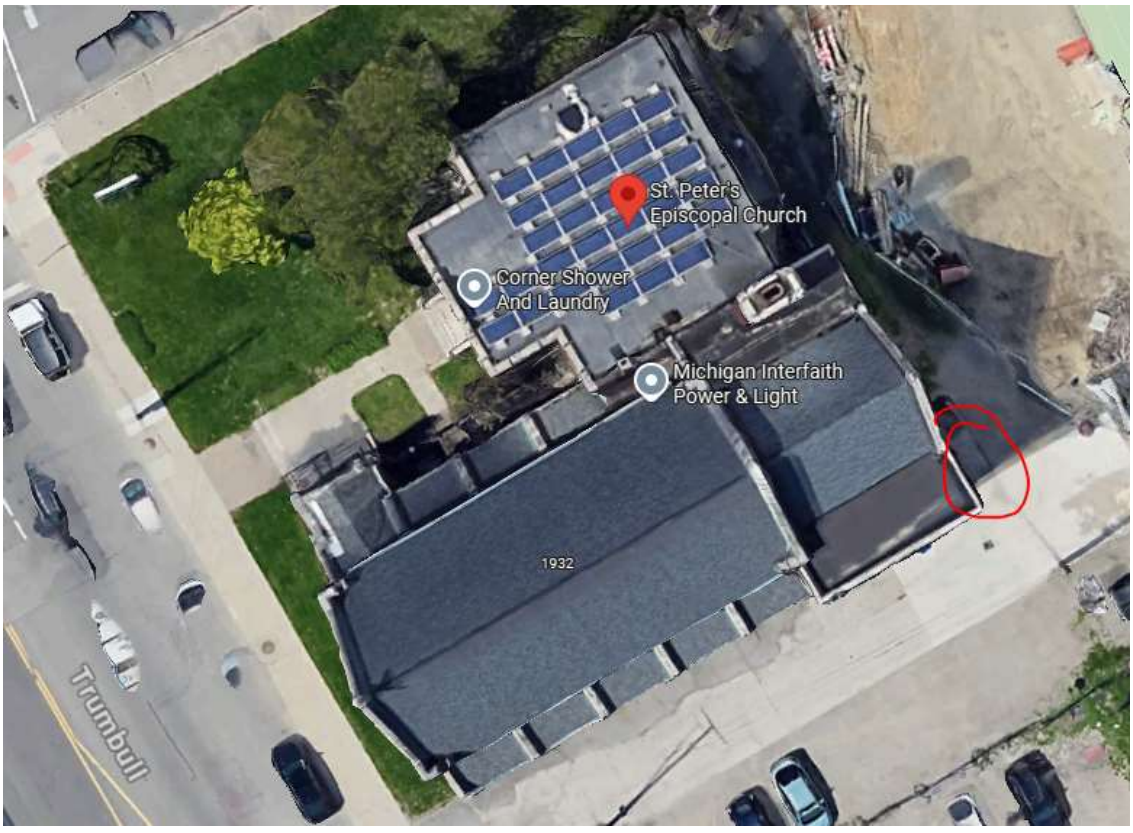
**Re: [EXTERNAL] Re: 1950 Trumbull, Detroit**

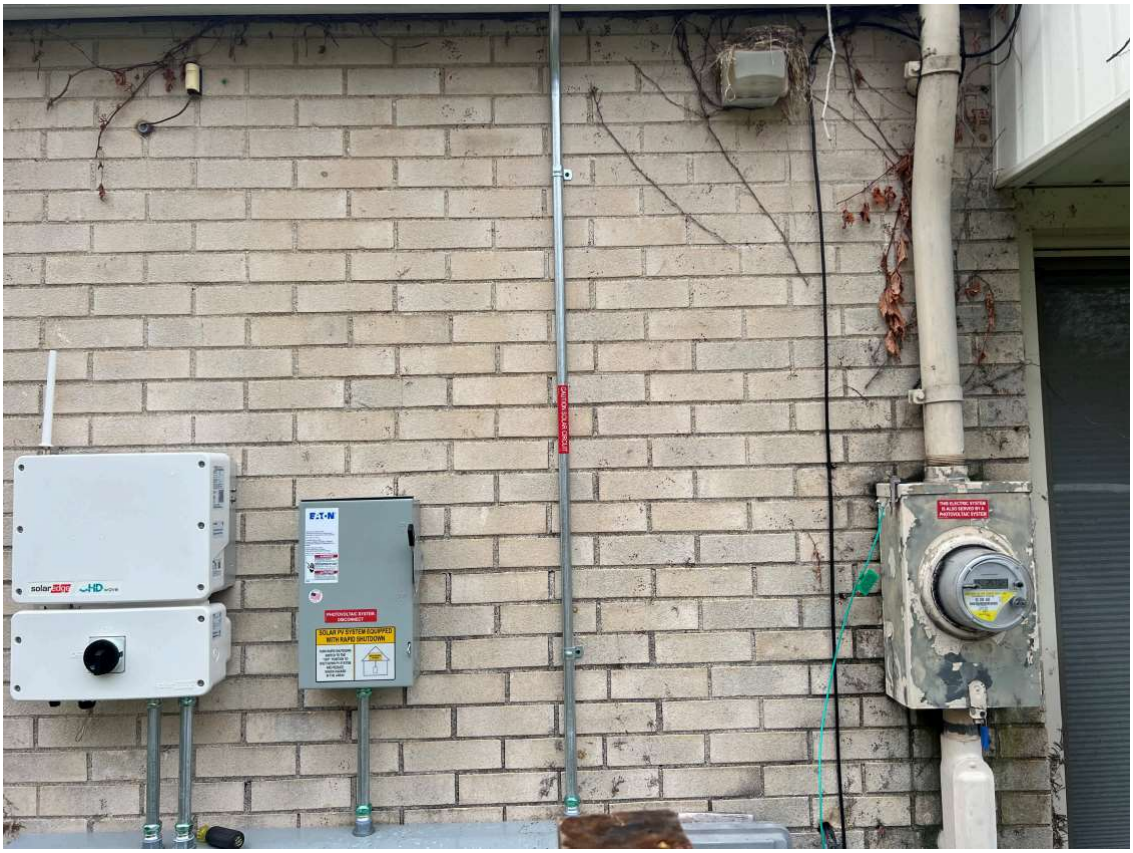
**From** Emily Prehoda <emily@solarfaithful.org>
**Date** Mon 7/28/2025 2:36 PM
**To** Ellen Thackery <ellen.thackery@detroitmi.gov>
**Cc** chapmanbob10@gmail.com <chapmanbob10@gmail.com>

Ellen,

Here are some answers in bold and a reference picture for you:

- How tall will the panels be from roof to top, installed? **most of the panels will be installed flush to the current pitch of the roof. On the flat roof portion, the panels will be tilted at 10 degrees, the front of the panel sitting about 3 inches and the back of the panel sitting about 8 inches off the roof. I hope this answers your questions.**
- Where will the disconnect and any meters be? Could you provide product specs/a product cut sheet? Could you share any photos of similar installations? **The disconnect needs to be within 5 feet of the utility meter, so at this site it will be on the east side of the building (reference photo with red circle). And then I have also included a reference photo of the size of the disconnect in relation to the meter. The white box is the inverter, and the gray box directly to the right is the ac disconnect. With the utility meter all the way to the right of the photo.**





Please let me know what else you need from me for the meeting.

Thank you!

On Mon, Jul 28, 2025 at 12:41 PM Ellen Thackery <ellen.thackery@detroitmi.gov> wrote:

> Thank you!
>
> **Ellen Thackery**
> Planner III, Historic Preservation | Planning & Development | City of Detroit
> Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226
> www.detroitmi.gov/hdc
> ellen.thackery@detroitmi.gov
> **Michael E. Duggan, Mayor**

**From:** Emily Prehoda <emily@solarfaithful.org>
**Sent:** Monday, July 28, 2025 12:13 PM
**To:** Ellen Thackery <ellen.thackery@detroitmi.gov>
**Cc:** chapmanbob10@gmail.com <chapmanbob10@gmail.com>
**Subject:** [EXTERNAL] Re: 1950 Trumbull, Detroit

Good afternoon Ellen,

I'm glad you sent this email again because somehow it was sitting in my spam folder...

I will see what I can provide to you for your reference ahead of the meeting.

Please standby!

Thank you,

On Mon, Jul 28, 2025 at 12:09 PM Ellen Thackery <ellen.thackery@detroitmi.gov> wrote:

> Hello again. I hope you're both well. I wanted to clarify the second bullet point in my request. When I asked about photos of similar installations, I was specifically asking about photos of the disconnects/meters if there are no cut sheets that will show the proposed product. I wasn't requesting overall photos of similar installations. I just wanted to offer that clarification in case my request was unclear. Please let me know if you have any questions or concerns ahead of the 8/13 meeting. Thank you.
>
> Ellen
>
> **Ellen Thackery**
> Planner III, Historic Preservation | Planning & Development | City of Detroit
> Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226
> www.detroitmi.gov/hdc
> ellen.thackery@detroitmi.gov
> **Michael E. Duggan, Mayor**

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**From:** Ellen Thackery <ellen.thackery@detroitmi.gov>
**Sent:** Friday, July 25, 2025 4:57 PM
**To:** emily@solarfaithful.org <emily@solarfaithful.org>; chapmanbob10@gmail.com

<chapmanbob10@gmail.com>
**Subject:** 1950 Trumbull, Detroit

Hello.

Your application for a solar installation at 1950 Trumbull has been scheduled to be heard at the Detroit Historic District Commission meeting on Wednesday, August 13, 2025 at 4:30 PM.

This meeting will be held in-person at the Coleman A. Young Municipal Center but can be attended by applicants online, via Zoom. We recommend that applicants attend in person if possible. After 5:00 PM, the only entrance to the building is via the Randolph Street entrance. **Please respond to this email letting us know what members of your applicant team expect to join via Zoom, so they can be identified by our staff for "promotion" to the webinar panel at the appropriate time.**

Historic District Commission Meeting Details:
Wednesday, August 13 at 4:30 PM
--(In person) - Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226 Erma Henderson Auditorium, 13th floor
--(Via Zoom) - Meeting Link: https://cityofdetroit.zoom.us/j/532007617
--By phone: 312-626-6799 (Meeting ID # 532007617)

Going forward with your application, I will be your primary Historic District Commission (HDC) staff contact for this specific application. **Please be aware that HDC staff will conduct a field visit to view and photograph the property from the public sidewalk (right-of-way)**.

**Also, I will need you to clarify some specific details and/or to supply additional information by Tuesday 7/29 at 5:00 PM:**

- How tall will the panels be from roof to top, installed?
- Where will the disconnect and any meters be? Could you provide product specs/a product cut sheet? Could you share any photos of similar installations?

The staff report is typically available the Monday prior to the meeting and will contain a staff recommendation to the Commission. It will be posted to the HDC website (https://detroitmi.gov/government/commissions/historic-district-commission ; click on the appropriate meeting date to be brought to the page) along with all submitted documents and photographs. I will notify you by email when the staff report is available. It is imperative you read the staff report completely prior to the meeting. Please email me should you have any questions or concerns.

Thank you very much.

Ellen


## Ellen Thackery

Planner III, Historic Preservation | Planning & Development | City of Detroit
Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226
www.detroitmi.gov/hdc
ellen.thackery@detroitmi.gov
**Michael E. Duggan, Mayor**


CITY OF
DETROIT

# HISTORIC DISTRICT COMMISSION
# APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

**APPLICATION ID**
HDC2025-00427

## PROPERTY INFORMATION

**ADDRESS(ES):** 1950 TRUMBULL ST, DETROIT, MICHIGAN

**HISTORIC DISTRICT:** Corktown

**SCOPE OF WORK:** **(Check ALL that apply)**

| | | | | | |
|---|---|---|---|---|---|
| ☐ Windows/ Doors | ☐ Walls/ Siding | ☐ Painting | ☐ Roof/Gutters/ Chimney | ☐ Porch/Deck/Balcony | ☒ Other |
| ☐ Demolition | ☐ Signage | ☐ New Building | ☐ Addition | ☐ Site Improvements (landscape, trees, fences, patios, etc.) | |

**BRIEF PROJECT DESCRIPTION:**
Install 13.53kW solar array on roof of building.

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Contractor

| | | | |
|---|---|---|---|
| **NAME:** Emily Prehoda | **COMPANY NAME:** Solar Faithful | | |
| **ADDRESS:** 1310 11th Street | **CITY:** Muskegon | **STATE:** MI | **ZIP:** 49441 |
| **PHONE:** +1 (231) 246-7816 | **EMAIL:** emily@solarfaithful.org | | |

## I AGREE TO AND AFFIRM THE FOLLOWING:

☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.

☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.

☒ I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

Signed by: Emily Prehoda
38857894ACC7467...

Emily Prehoda — SIGNATURE

Solar Faithful — DATE: 06/23/2025

1310 11th Street — Muskegon — MI — 49441

+1 (231) 246-7816 — emily@solarfaithful.org

**NOTE: Based on the scope of work, additional documentation may be required. See** www/detroitmi.gov/hdc **for scope-specific requirements.**

# PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

**ePLANS PERMIT NUMBER:**
**(only applicable if you've already applied for permits through ePLANS)** N/A

## GENERAL

**1. DESCRIPTION OF EXISTING CONDITION**
*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*

We are looking to install solar panels on the southeast facing roof. I will attach photos to show this. The existing roof area we are looking to install the panels is currently asphalt shingle.

**2. PHOTOGRAPHS**
*Help us understand your project. Please attach photographs of all areas where work is proposed.*

**3. DESCRIPTION OF PROJECT**
*In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)*

Install 3 solar panels in each roof section, detailed in the images in box #2. We are looking to install 14 panels on the upper shingle roof that is southeast facing. Finally, we have four solar panels that we would like to install in a flatter portion of the roof just below the pitched area that has 14 panels. These four panels will be minimally visible from the parking lot. All panels are not directly facing a right of way as they are facing the church's parking lot.

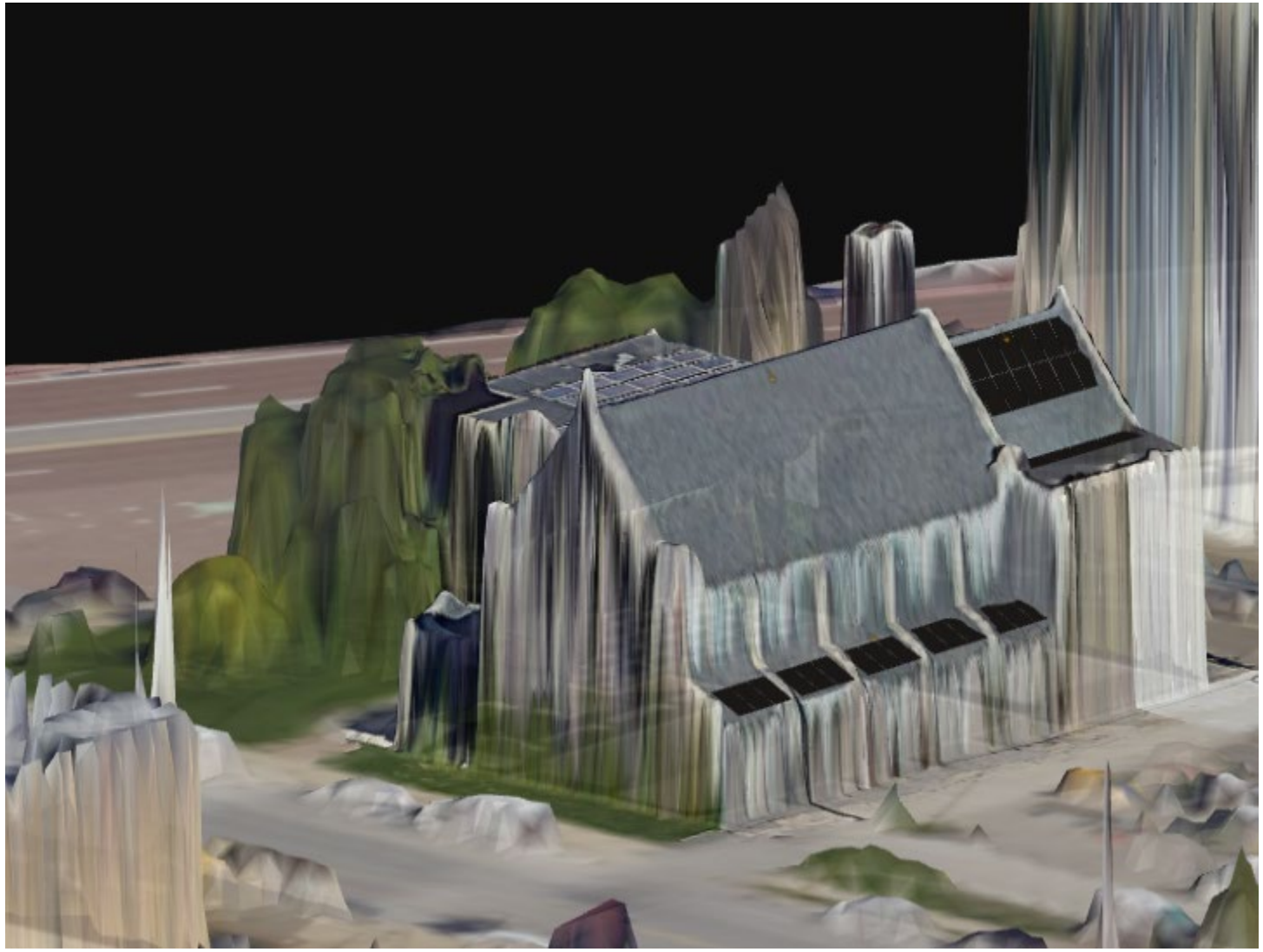
**4. DETAILED SCOPE OF WORK**
*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*

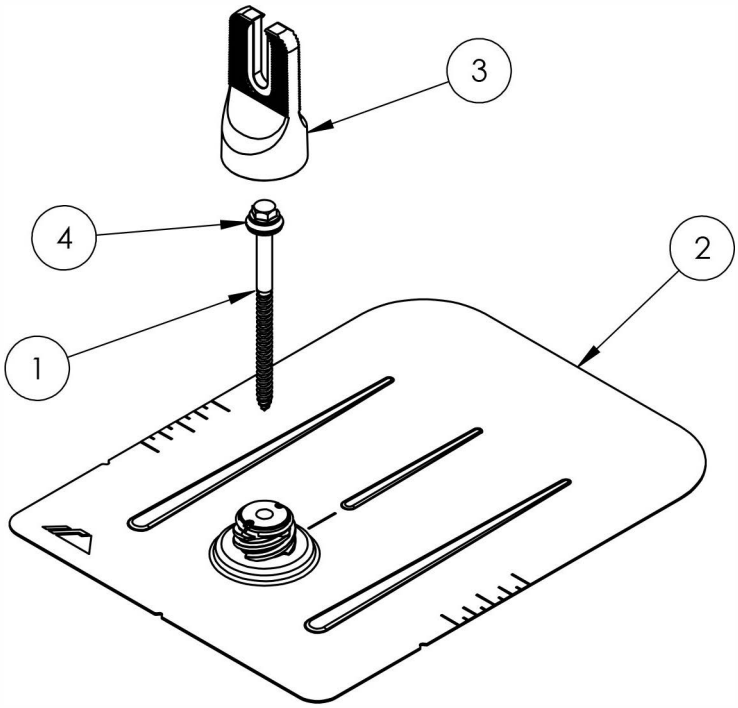
I am attaching the planset to describe the detailed scope of work. I have attached the data sheets for the attachments we are proposing to use and the solar panels we plan to utilize for this project as well.

**5. BROCHURES/CUT SHEETS**
*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*

## ADDITIONAL DETAILS

| | |
|---|---|
| | |
| | |
| | |
| **9. OTHER**<br>*Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.* | |



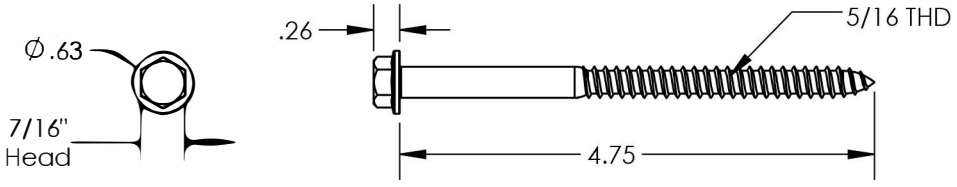



| ITEM NO. | DESCRIPTION |
|---|---|
| 1 | BOLT LAG 5/16 X 4.75" |
| 2 | ASSY, FLASHING |
| 3 | ASSY, CAP |
| 4 | WASHER, EPDM BACKED |

**FLASHFOOT 2**

| Part Number | Description |
|---|---|
| FF2-01-M1 | FLASHFOOT2, MILL |
| FF2-01-B1 | FLASHFOOT2, BLACK |

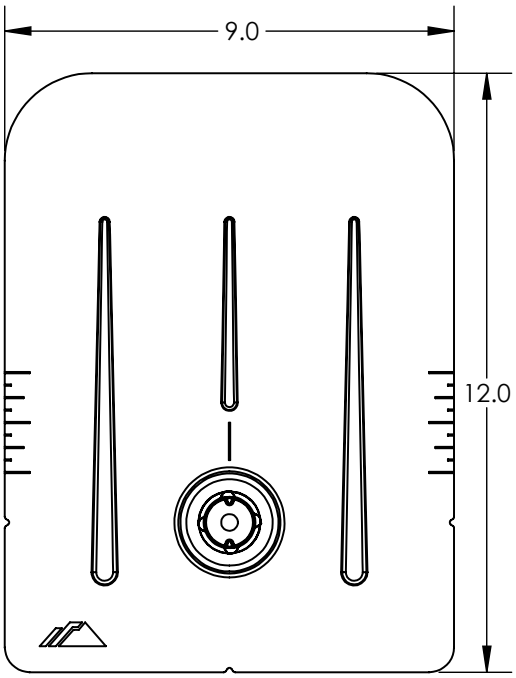
## 1) Bolt, Lag 5/16 x 4.75

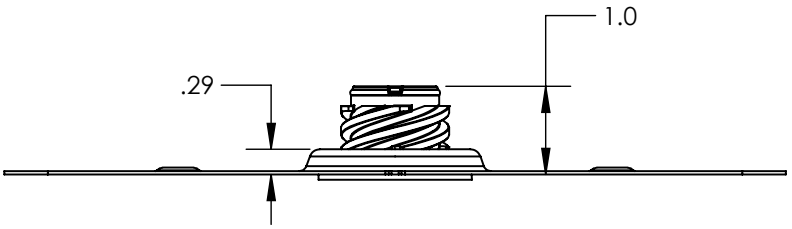



| Property | Value |
|---|---|
| Material | 300 Series Stainless Steel |
| Finish | Clear |

Cut Sheet

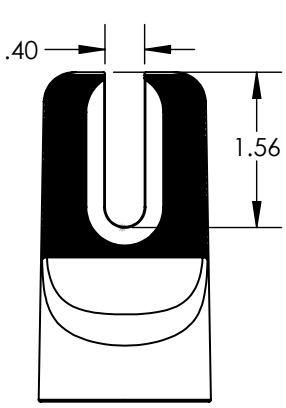
## 2) Assy, Flashing

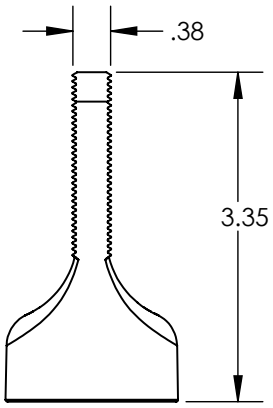



| Property | Value |
|---|---|
| Material | Aluminum |
| Finish | Mill/Black |

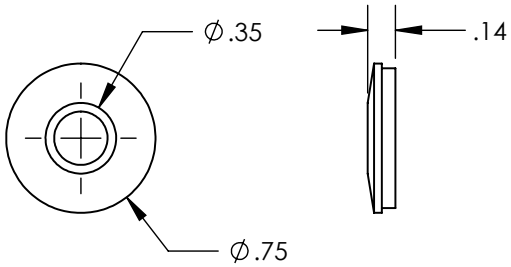
## 3) Assy, Cap




| Property | Value |
|---|---|
| Material | Aluminum |
| Finish | Mill/Black |

## 4) Washer, EPDM Backed




| Property | Value |
|---|---|
| Material | 300 Series Stainless Steel |
| Finish | Clear |

# MSE PERC 108HC

MISSION SOLAR ENERGY

**410W**
Class leading power output

Positive Power Tolerance
**-0 to +3%**


## FRAME-TO-FRAME WARRANTY

Degradation guaranteed not to exceed 2% in year 1 and .55% annually from years 2 to 25 with 84.8% capacity guaranteed in year 25.
For more information, visit www.missionsolar.com/warranty

## CERTIFICATIONS

FSEC-Registered Standard 203 · CEC · TÜV SÜD · cULus LISTED

If you have questions or concerns about certification of our products in your area, please contact Mission Solar Energy.

MADE IN THE USA — Modules Assembled Designed & Engineered of U.S. and non-U.S. parts

FRAME-TO-FRAME 25 YEAR WARRANTY

# American Solar Built for the Long Haul

Mission Solar Energy is headquartered in San Antonio, Texas where we manufacture our modules. We produce American, high-quality solar modules ensuring the highest-in-class power output and best-in-class reliability. This product is tailored for residential and commercial applications. Every Mission Solar Energy solar module is certified and surpasses industry standard regulations, providing excellent performance over the long term.

## America's Module Company®

### Fair Trade Practices
- Free of forced labor at all stages of the supply chain
- Not subject to AD/CVD tariffs or investigations
- Polysilicon manufactured with sustainable hydroelectric power

### Certified Reliability
- Tested to UL 61730 & IEC Standards
- PID resistant
- Resistance to salt mist corrosion

### Advanced Technology
- M10 half-cut cell with 10 busbars
- Passivated Emitter Rear Contact
- Engineered for residential and commercial applications

### Extreme Weather Resilience
- Up to 5,400 Pa snow and wind load
- Third-party hail tests exceed 2.2" at 76mph

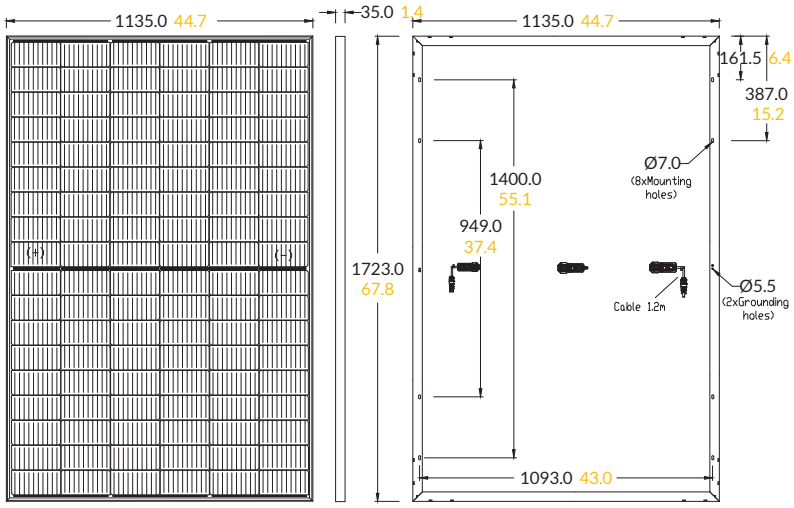
### BAA Compliant for Government Projects
- Buy American Act
- American Recovery & Reinvestment Act

Class Leading
## 400-410W

# MSE PERC 108HC

## BASIC DIMENSIONS

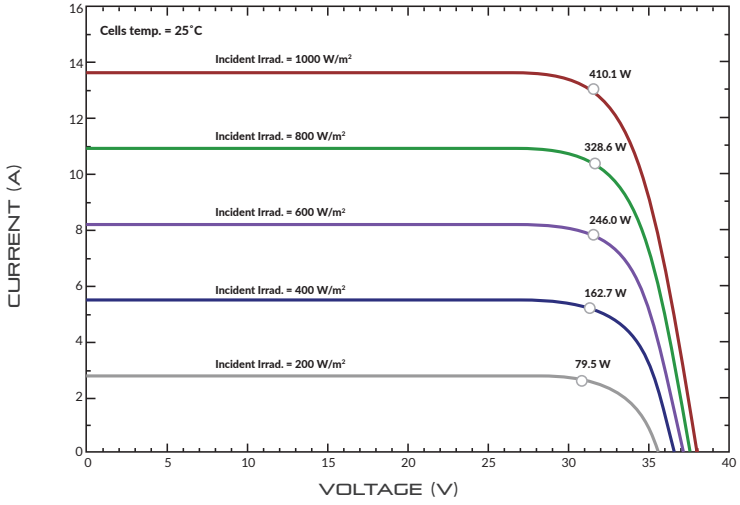
[UNITS: MM/IN]




## CURRENT-VOLTAGE CURVE

MSE410HT0B: 410W, 108 HALF-CUT CELL SOLAR MODULE

Current-voltage characteristics with dependence on irradiance and module temperature




## CERTIFICATIONS AND TESTS

| | |
|---|---|
| IEC | 61215, 61730, 61701 |
| UL | 61730 |

FSEC-Registered Standard 203 | CEC | TÜV SÜD | c UL us LISTED

## ELECTRICAL SPECIFICATION

| PRODUCT TYPE | MSExxxHT0B (xxx = $P_{max}$) | | | | |
|---|---|---|---|---|---|
| Power Output | $P_{max}$ | $W_p$ | 400 | 405 | 410 |
| Module Efficiency | | % | 20.5 | 20.7 | 21.0 |
| Tolerance | | % | 0/+3 | 0/+3 | 0/+3 |
| Short Circuit Current | $I_{sc}$ | A | 13.75 | 13.82 | 13.90 |
| Open Circuit Voltage | $V_{oc}$ | V | 37.09 | 37.27 | 37.41 |
| Rated Current | $I_{mp}$ | A | 12.92 | 13.00 | 13.07 |
| Rated Voltage | $V_{mp}$ | V | 30.96 | 31.16 | 31.38 |
| Fuse Rating | | A | 25A | 25A | 25A |
| System Voltage | | V | 1,000 | 1,000 | 1,000 |

## TEMPERATURE COEFFICIENTS

| | |
|---|---|
| Normal Operating Cell Temperature (NOCT) | 45.52°C (±3.7%) |
| Temperature Coefficient of Pmax | -0.343%/°C (±5.0%) |
| Temperature Coefficient of Voc | -0.254%/°C (±5.0%) |
| Temperature Coefficient of Isc | +0.0266%/°C (±10.0%) |

## OPERATING CONDITIONS

| | |
|---|---|
| Maximum System Voltage | 1,000Vdc |
| Operating Temperature Range | -40°F to 185°F (-40°C to +85°C) |
| Maximum Series Fuse Rating | 25A |
| Fire Safety Classification | Type 1* |
| Front & Back Load (UL Standard) | Up to 5,400 Pa front and 5,400 Pa back load. Tested to UL 61730 |
| Hail Safety Impact Velocity | 2.2" at 76mph (55mm at 33.9m/s) |

**Mission Solar Energy uses quality sourced materials that result in a Type 1 fire rating. Please note, the 'Fire Class' Rating is designated for the fully-installed PV system, which includes, but is not limited to, the module, the type of mounting used, pitch and roof composition.*

## MECHANICAL DATA

| | |
|---|---|
| Solar Cells | P-PERC 182mm x 182mm |
| Cell Orientation | 108 half-cut cells |
| Module Dimension | 1723mm x 1135mm x 35mm |
| Weight | 42 lbs. (19kg) |
| Front Glass | 3.2mm tempered, low-iron, anti-reflective |
| Frame | 35mm anodized interlocking |
| Encapsulant | Ethylene vinyl acetate (EVA) |
| Junction Box | Protection class IP68 with 3 bypass-diodes |
| Cable | 1.2m, Wire 4mm² (12AWG) |
| Connector | MC4 Staubli PV-KBT4/6II-UR and PV-KST4/6II-UR |

## SHIPPING INFORMATION

| Truck Load | Ship To | Pallets | Modules | 410W Bin |
|---|---|---|---|---|
| 53' | Most States | 26 | 806 | 330.46 kW |

Double Stack: (Horizontal Orientation): 31 modules per pallet

### PALLET [31 MODULES]

| Weight | Height | Width | Length |
|---|---|---|---|
| 1,610 lbs. (730 kg) | 51 in (129.5 cm) | 47 in (119.4 cm) | 70 in (177.8 cm) |

Mission Solar Energy
8303 S. New Braunfels Ave., San Antonio, Texas 78235
www.missionsolar.com | info@missionsolar.com