

# PONTIAC CITY HISTORIC DISTRICT

TUESDAY – AUGUST 11, 2020 - 6:00 P.M.

SHRINE ROOM – 1<sup>st</sup> FLOOR

47450 WOODWARD AVENUE – PONTIAC, MICHIGAN

## AGENDA

1. CALL TO ORDER:
2. ROLL CALL:
3. COMMUNICATIONS:
4. MINUTES FOR REVIEW:
5. HISTORIC DISTRICT REVIEW:

5.1. HDC 20-08

Address	64 N Saginaw
Parcel Number	64-14-29-434-021
Applicant	Matthew Ronan
Historic District	Downtown
Proposed Application	Brick Façade Improvements

5.2. HDC 20-19

Address	592 E. Montcalm
Parcel Number	64-14-21-259-011
Applicant	Wallside Windows
Historic District	GM Modern Housing
Proposed Application	Window Replacement

5.1. HDC 20-22

Address	39 Ivy St.
Parcel Number	64-14-21-329-017
Applicant	Board Of Appeals
Historic District	GM Modern Housing
Proposed Application	Request for Demolition

5.1. HDC 20-23

Address	124 Oliver
Parcel Number	64-14-21-331-016
Applicant	Board Of Appeals
Historic District	GM Modern Housing
Proposed Application	Request for Demolition

6. UNFINISHED BUSINESS:

7. NEW BUSINESS:

8. PUBLIC COMMENTS:



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

*Mayor Deirdre Waterman*

AUGUST 10, 2020

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**TO:** HISTORIC DISTRICT COMMISSION

**FROM:** DONOVAN SMITH, CITY PLANNER  
PLANNING DIVISION

**SUBJECT:** HDC 20-08 HISTORIC DISTRICT COMMISSION  
64 N SAGINAW  
DOWNTOWN HISTORIC DISTRICT

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Please be advised that the City of Pontiac Planning Division has conducted a technical review on Historic District Application (HDC 20-08), for the renovation of the façade at 64 N. Saginaw. The applicant's proposal before the Historic District Commissions is for the replacement of repair of the failing façade, identified in a 2019 enclosure assessment of the structure, which has been determined that the existing brick veneer has become separated from the back-up wall, and poses a safety hazard.

The applicant is proposing a cementitious panel system on the second and third floors of the building. The proposed structure system to support the new cladding will be a combination of structural tubes and metal studs between the new cladding and the existing back-up walls. This system transfers the wind loads and gravity loads of the cladding directly to the building's steel structural frame without relying on the existing back-up walls for support.

The proposed options are as follows:

Option A shows a brick-patterned panel. The panels are tongue and groove and are mounted to the back-up framing with internal clips. Please see the manufacturer's brochure attached.

Option B shows a smooth fiber-cement product that is attached to the building with exposed fasteners and open joints. Please see the manufacturer's brochure attached.

**Existing Brick** – The existing brick veneer will remain on the first floor up to the second floor window sill. The veneer will be re-anchored to improve its attachment to the back-up walls. If additional funds become available, McLaren Healthcare may elect to reconstruct the first floor masonry to match the existing façade but with the goal to add insulation and a more robust back-up wall.

**Windows & Doors** – Existing doors and windows will remain. There are three locations on the current Huron Street elevation and five locations on the current Saginaw Street elevation where the previous masonry recladding project omitted window openings. We are proposing to add new aluminum framing and opaque spandrel glass at these locations to make the opening locations in the elevations more consistent with the original window arrangement.

**Signage and Clock** - The illuminated sign and the clock at the corner of the building have been salvaged and will be reinstalled on the new cladding.

Per the Guidelines for Siding Replacement in the Historic Districts, as follows;

#### SIDING REPLACEMENT CRITERIA

In applying the City's Historic District Commission review criteria, proposed siding replacements do not meet the following:

- 74-55 (b)(1) "historical or architectural value and significance of the structure...to the surrounding area" will be impacted with the installation of new siding that does not match the appearance of the original siding and these changes impact the appearance of the structure in relationship to other buildings in the area and will have an impact on the overall historic integrity of the district;
- 74-55 (b)(2) "relationship of the exterior architectural features...to the rest of the structure" will be impacted by the new siding as the new siding often significantly differs in width of board, profile of the individual clapboard, flatness of the material, lack of diversity in the material, sheen, and other visual characteristics which impacts the overall appearance of the structure;
- 74-55 (b)(3) "general compatibility of exterior design" will be negatively affected by the proposed work as it will impact the original exterior design of the home. Exterior cladding is integral to the overall design of the building and exterior cladding selection is often a key part of the architect's or designer's building design process;
- 74-55 (b)(5) "avoid, where possible, the removal or alteration of any historic building materials" – the proposed replacement siding will remove historic building materials and is not what was original to the building;
- 74-55 (b)(7) "where reasonably possible, will repair rather than replace deteriorated architectural features and where replacement is necessary, whether such replacement is similar in composition and texture...*and* reasonably accurate duplication of the architectural feature" requires repair over replacement and replacement materials must match composition, texture and detail of original where vinyl or aluminum siding does not meet this criteria;
- 74-55 (b) (11) "alteration will be done in such a manner as to not impair the essential form and integrity of the structure" - proposed new exterior cladding will impact the overall essential form of the structure by changing an important character defining feature, its exterior cladding and replacement of the exterior cladding damages the building's overall historic integrity.



For the Historic District Commission to approve new siding, the applicant must provide evidence that: 1) the siding cannot be repaired; or 2) the historic siding has already been removed from the structure and is not still underneath the newer material. These requirements will allow the Commission to ensure compliance with review criteria #5 and #7 that prevents damage to historic building materials.

#### SIDING TREATMENT REQUIREMENTS

The Historic District Commission will authorize the approval of siding work under the following conditions, in order of desirability:

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

Based on the technical review of the Historic District Preservation Ordinance, Historic District Guidelines, and Zoning Ordinance, the recommendation of the Planning Division is to approve (HDC 20-08), the issuance of a Certificate of Appropriateness for the proposed Brick Façade Improvement options as proposed at 64 N Saginaw.



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43980 Plymouth Oaks Blvd.  
Plymouth, MI 48170-2584

T (734) 454-9900

[www.sme-usa.com](http://www.sme-usa.com)

August 5, 2020

City of Pontiac  
Historic District Commission  
c/o City Hall  
47450 Woodward Avenue  
Pontiac, MI 48342

Transmitted via email: [Matthew.Ronan@mclaren.org](mailto:Matthew.Ronan@mclaren.org) (PDF file)

RE: McLaren Healthcare – Exterior Recladding  
64 N. Saginaw Street  
Pontiac MI 48342  
SME Project Number: 082450.01

To the Commission:

This letter is provided to supplement the permit application for the renovation of the façade at 64 N. Saginaw Street, included work on both the Saginaw Street, and Huron Street frontages.

In 2019, an enclosure assessment of the 64 N. Saginaw Street building determined that the brick veneer had become separated from the back-up wall and posed a potential safety hazard. McLaren Healthcare, the building owner, is taking action to remove the unstable masonry veneer on the upper two floors and to reinforce the remaining masonry. The information provided below describes the background of the project and materials and components proposed for the renovation work. Please refer to the color elevations provided illustrating the recladding options.

Sincerely,

**SME**

Eric A. Murrell, RA CCS BECxP, CxA+BE  
Senior Consultant

Amanda Cassidy, RA CDT AIA  
Senior Project Consultant

Attachments: Fiber-Cement Cladding Brochures  
Color Elevations –Option A and Option B

## BACKGROUND

The 64 N. Saginaw building is a significant part of downtown Pontiac's history. Through our research at the Oakland County Pioneer Historical Society, we found it was once the Kresge Five and Dime which once was the 20<sup>th</sup> century's largest discount retail organizations.

The building as it stands today has been through multiple changes and expansions to the south. The expansions included taking over the space where Chase's was originally. The building illustrates the history of changing aesthetic tastes, attitudes, and uses over a period of time. Although we do not have the original construction date it appears to have details from the early nineteenth century.

Based on our conversations with the Historical Society, the brick veneer façade we see today was added in the 1990's. Unfortunately, during the 1990's recladding project, the majority of the original terra cotta was removed. So far, during demolition activities, we have only found one small area along the north east corner where the terra cotta still remains. Our plan during the renovation is to preserve the original façade materials as much as possible although we will have to attach the new system through at some points.



PHOTO NOS. 1 and 2: Postcard of the original Kresge's before expansion (left photo). Photograph of the building after expansion (right photo).



PHOTO NO. 3: Photo showing what's left of the original terra cotta along the northeast corner. No other terra cotta has yet been found.

## FAÇADE MATERIALS

### NEW CLADDING AND SUPPORT

We are proposing a cementitious panel system on the second and third floors of the building. There are through color, but color and texture selections for these products are limited. They provided excellent weatherability and speed of erection.

Option A shows a brick-patterned panel. The panels are tongue and groove and are mounted to the back-up framing with internal clips. Please see the manufacturer's brochure attached.

Option B shows a smooth fiber-cement product that is attached to the building with exposed fasteners and open joints. Please see the manufacturer's brochure attached.

The proposed structure to support the new cladding will be a combination of structural tubes and metal studs between the new cladding and the existing back-up walls. This system transfers the wind loads and gravity loads of the cladding directly to the building's steel structural frame without relying on the existing back-up walls for support.

As we stated above, we know there is a small amount of the original Kresge's terra-cotta cladding on the northeast corner of the building. There may also be a small amount of this cladding at the southwest corner but it appears to be a different panel system. These historic materials will remain in place behind the new cladding system, although it will be necessary to make openings to access the steel frame for the attachment of the new structure. These openings will be limited to only what is necessary for the new attachments.

### EXISTING BRICK

The existing brick veneer will remain on the first floor up to the second floor window sill. The veneer will be re-anchored to improve its attachment to the back-up walls.

If additional funds become available, McLaren Healthcare may elect to reconstruct the first floor masonry to match the existing façade but with the goal to add insulation and a more robust back-up wall.

### WINDOWS AND DOORS

Existing doors and windows will remain.

There are three locations on the current Huron Street elevation and five locations on the current Saginaw Street elevation where the previous masonry recladding project omitted window openings. We are proposing to add new aluminum framing and opaque spandrel glass at these locations to make the opening locations in the elevations more consistent with the original window arrangement.

### SIGNAGE AND CLOCK

The illuminated sign and the clock at the corner of the building have been salvaged and will be reinstalled on the new cladding.

## MISCELLANEOUS COMPONENTS

Existing wall-mounted street level lighting will be re-installed.

Sheet metal trim around the window opening and along the top of the parapet wall will be dark bronze color to match the existing windows.

Door and window opening perimeters will be made weathertight with new sealants.





SUSTAINABLE SOLUTIONS

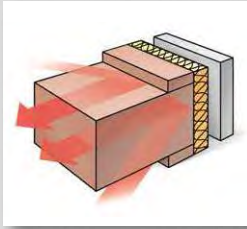


American Fiber  
Cement Corporation



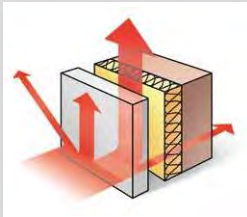
CENBRIT  
Building Better Days

# Rainscreen Cladding



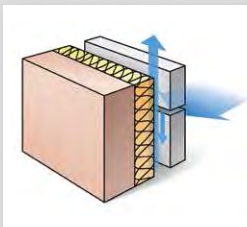
## Preventing thermal bridges

As the insulating material is on the outside of the structural wall, it can easily be mounted without interruptions caused by floor slabs. In this way, any thermal bridges that occur at each floor slab can be prevented. These thermal bridges are also the cause of surface condensation that may result in fungus growth.



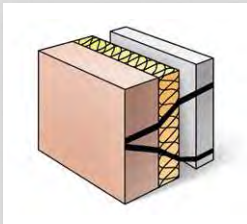
## Dissipating heat from the sun

The ventilated rainscreen cladding system has a cooling effect when temperatures outside are high. Most of the sun's rays are reflected away from the building. Heat passing through the exterior wall panel is partially dissipated by the ventilating effect of the space between the exterior cladding panel and the structural wall. Any residual heat managing to penetrate buildings is very minor.



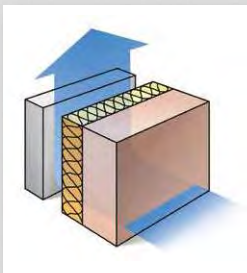
## Rainscreen

Architectural wall-cladding panels act as a rainscreen on the outside of the building and keep the structural wall absolutely dry. The air space connected to the outside air evacuates water and humidity that might have penetrated behind the wall-cladding panels through its horizontal or vertical joints. This water will never reach the load bearing wall and/or the thermal insulation.



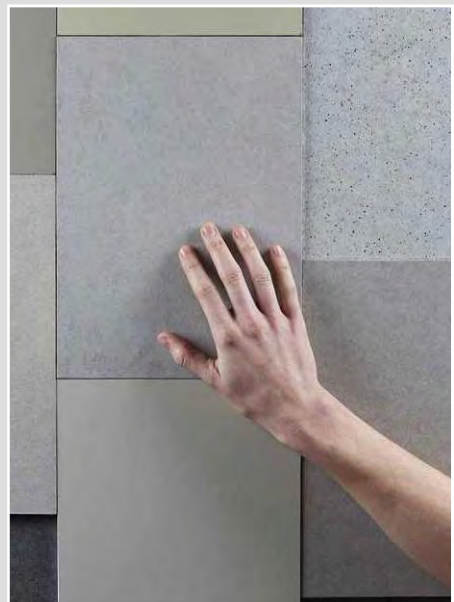
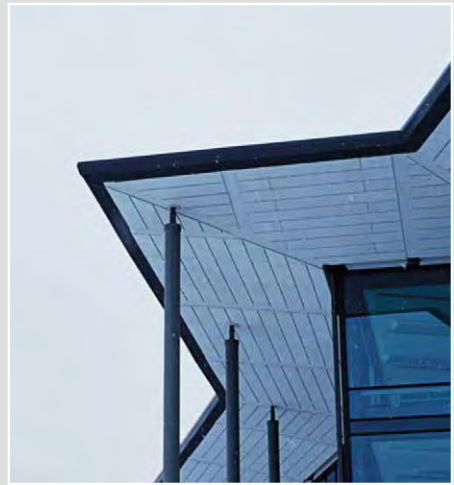
## Protecting the basic structure and load-bearing wall against temperature variations

In view of the fact that the insulation material is applied to the outside of the building, changes in temperature are very minor compared with those found in conventional constructions where insulation is applied on the interior. This principle works in summer and winter in both hot and cold climates.



## Prevention of internal condensation

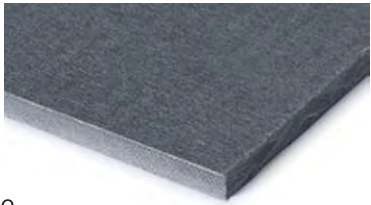
Insulation material can be applied to the outside of the structural wall because it is protected effectively by the architectural exterior wall panel. Because of differences in vapor pressure and temperature passing through the wall, condensation has been shown to occur close to the ventilated area and not in the structural wall itself. As a result, the ventilating effect is easily sufficient to dry out the thermal insulating material.



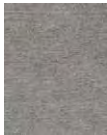


# Cembrit **Patina**

Cembrit Patina has a natural, textured surface. You can see the fiber and natural characteristics of the raw materials, and you can see and feel the sanding lines on the surface. As the seasons change and the years pass, the natural aging of the fiber cement leaves subtle traces on the surface, and the façade will gradually acquire a distinctive patina. (Also available in Rough and Inline.)



P 020  
Granite



P 050  
Graphite



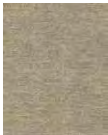
P 070  
Flint

Grays



P 222  
Pearl

Whites



P 313  
Tufa



P 323  
Magma



P 333  
Adobe

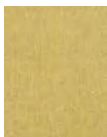


P 343  
Ruby

Reds



P 545  
Sand



P 565  
Amber

Yellows



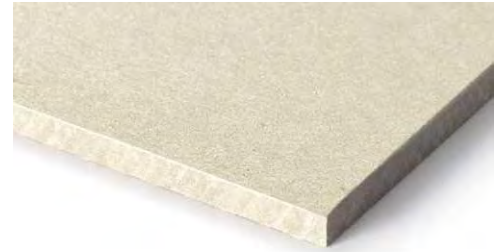
P 626  
Emerald

Greens



## Cembrit **Patina Rough**

Patina Rough (pictured at left) has a tough textured surface and stone-like finish which adds character to any building. When combined with other products from the Patina design line, they create an interesting interplay. This material has an eroded, natural looking surface. It's virtually maintenance-free and is available in two timeless colors.



P 070  
Flint



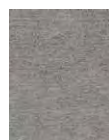
P 545  
Sand

Grays

Yellows

## Cembrit **Patina Inline**

Patina Inline reflects strength and durability. Its milled linear grooves add a 3D effect to a building and make it possible to create custom squares or triangular patterns. When viewed in natural light, its featured lines offer a vibrant look that changes throughout the day. Over time, this material will patinate, enriching its natural look. This material is virtually maintenance-free and is available in three timeless colors.



P 050  
Graphite



P 070  
Flint



P 545  
Sand

Grays

Yellows

## Fiber Cement— **Distinct Properties**

**Sound and Weather Resistant** — Cembrit fiber cement boards deliver optimal sound and weather insulation. Noise as well as changing weather conditions such as freeze/thaw, heat and water pose no threat to fiber cement façades. The boards retain their shape at all times.

**Low Maintenance** — The ability of the boards to resist mold and algae attacks is equally impressive. The result is a long-lived façade that saves you time and effort on inconvenient and costly repairs and repaints.

**Non-combustible** — The boards are non-combustible, which is your guarantee for a safe building.

**Easy Handling** — Cembrit fiber cement boards are flexible and easy to handle. They can be delivered cut to size, ready for installation. All this makes for lower construction costs, shorter construction times, and lower installed costs.

## Fiber Cement— **A Unique Composition**

**Natural Ingredients** — With the strong composition of cement, mineral fillers, cellulose and non-toxic, organic fibers— and not to forget a dash of water— Cembrit fiber cement boards are made up of purely natural and environmentally friendly raw materials. This makes for sustainable and fully reusable boards.

**Strong Recipe** — The secret behind the impressive strength and durability of Cembrit fiber cement boards resides in the manufacturing technology. Thin layers of fiber cement are added on top of each other, pressed firmly together under tremendous pressure before completing a slow air curing process. Reinforced by carefully selected fibers, the many thin layers give the fiber cement cladding a strength with few peers in the world of building materials.

**Green Footprints** — A comprehensive analysis of the environmental impact of the Cembrit boards can be made from Cembrit's EPDs in accordance with EN 15804 on the Sustainability of Construction Works. The EPDs provide a Life-Cycle Assessment, manufacturing process details, and information on the use of any dangerous materials. These EPDs are available online.

## Product **Sustainability**

AFC Cladding is committed to providing the highest quality high density compressed fiber cement panels to the U.S. building markets. In order to do this, we feel it necessary to provide not only high quality products, but sustainable products that can contribute to green (LEED) building projects, which in turn benefit the environment we all live in.

AFC Cladding products currently have a potential contribution to various LEED credits including but not limited to:

### **Direct Contribution**

#### **Materials and Resources:**

- ◆ BPDO – Environmental Product Declarations

### **Indirect Contribution**

#### **Indoor Environmental Quality:**

- ◆ Thermal Comfort

#### **Energy and Atmosphere:**

- ◆ Optimize Energy Performance

One of the most important sustainable attributes is the durability of AFC Cladding panels. With their long lifespan, virtually requiring no refurbishment, AFC Cladding panels can contribute to less replacement of materials and to drastically lower maintenance costs over the useful life of the building.

The Ventilated and Insulated Rainscreen Cladding (VIRSC) system, which is used to affix AFC Cladding panels to the exterior of a structure, offers many benefits and green attributes to the performance of the building envelope. Durability and resistance to moisture and mold build-up are noteworthy benefits. Equally important is its ability to accommodate external insulation.

In addition, AFC Cladding is dedicated to further research and analysis of our products to achieve additional LEED credits, and help further the cause of building sustainable and efficient buildings.

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Warranty information available upon request.

Distributed exclusively by:



**American Fiber  
Cement Corporation**

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Phone: 303-972-5107  
800-688-8677

Fax: 303-978-0308

[www.americanfibercement.com](http://www.americanfibercement.com)

**CEMBRIT**  
Building Better Days





ILLUMINATION | VINTAGE WOOD | INDUSTRIAL BLOCK

# WE'RE LOOKING FORWARD.

At Nichiha, we think the future is bright.

Your projects come in all shapes, styles and markets. That's why Nichiha is dedicated to helping you build the perfect structure for you, clad in our Architectural Wall Panels.

We combine the aesthetic of your favorite building material with the uncompromising durability of fiber cement, giving you the look you want in considerably less time and for a fraction of the cost. Our expansive collection of textures includes metal, wood, block, stone and brick options in a full range of colors and finishes. Once you've used a Nichiha product, you'll see the difference — and want to use it again and again.



ILLUMINATION

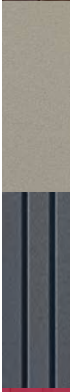


ILLUMINATION | VINTAGE WOOD

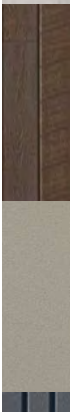
8 | DESIGNER SERIES



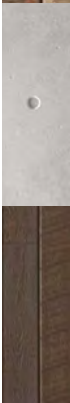
10 | DIMENSION SERIES



12 | MODERN SERIES



14 | WOOD SERIES



18 | CONCRETE SERIES



20 | KURASTONE™ SERIES



22 | BRICK SERIES



24 | MASONRY SERIES



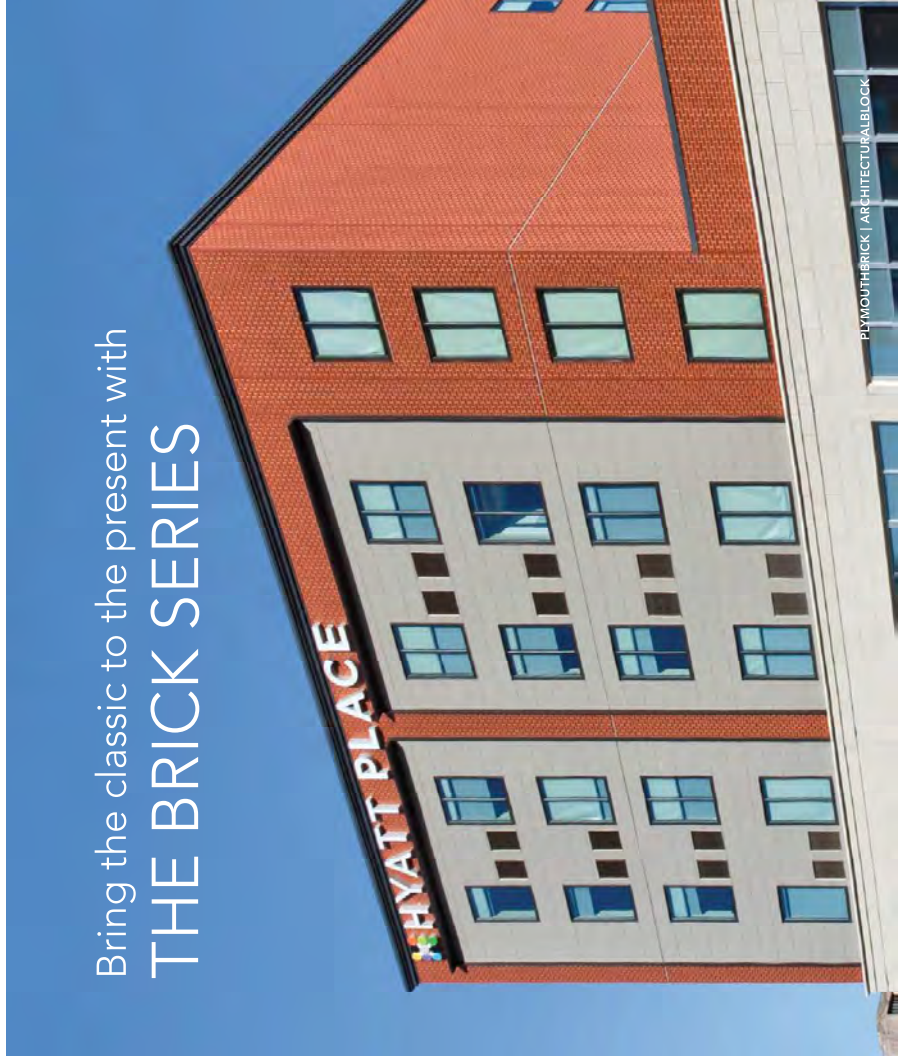
26 | ESSENTIAL FLASHING



28 | INSTALLATION HARDWARE & TRIM



# Bring the classic to the present with THE BRICK SERIES



## Get a timeless brick finish without the traditional hassle.

The slight variations in color, the stately good looks, the grout lines — it's all there in the Nichiha Brick Series. Thanks to a proprietary multi-layered coating process, the beauty of brick is built to last in these fiber cement panels. With five finishes, you have the freedom to create the brick building of your choice without the extra cost or hassle. These panels really do have it all; however, we did leave out the tons of weight and the extra time required to see your project to completion. We figured they wouldn't be missed.

VINTAGEBRICK™



ALEXANDRIA BUFF



WHITE WASH

### VINTAGEBRICK SPECS

AWP 1818

DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455 MM H x 1818 MM L)
THICKNESS (ACTUAL MM)	3/4" (18 MM)
WEIGHT (LBS. PER PANEL)	39.6
WEIGHT (LBS. PER SQ. FT.)	4.4
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

PLYMOUTHBRICK™



CRIMSON



Get the classic look of kiln-fired brick with the modern strength of PlymouthBrick panels.

### PLYMOUTHBRICK SPECS

AWP 1818

DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455 MM H x 1818 MM L)
THICKNESS (ACTUAL MM)	5/8" (16 MM)
WEIGHT (LBS. PER PANEL)	35.2
WEIGHT (LBS. PER SQ. FT.)	3.9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

CANYONBRICK™



SHALE BROWN

### CANYONBRICK SPECS

AWP 1818

DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455 MM H x 1818 MM L)
THICKNESS (ACTUAL MM)	5/8" (16 MM)
WEIGHT (LBS. PER PANEL)	35.2
WEIGHT (LBS. PER SQ. FT.)	3.9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

MODERNBRICK™



MIDNIGHT

### MODERNBRICK SPECS

AWP 1818

DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455 MM H x 1818 MM L)
THICKNESS (ACTUAL MM)	5/8" (16 MM)
WEIGHT (LBS. PER PANEL)	36.6
WEIGHT (LBS. PER SQ. FT.)	4.1
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]



PLYMOUTHBRICK



CANYONBRICK ILLUMINATION





Project  
**McLAREN OAKLAND BRICK DISTRESS PHASE 2**

Project Location  
**64 NORTH SAGINAW STREET  
PONTIAC, MI 48342**

Sheet Name  
**ELEVATIONS**

Engineer's Seal

Revisions	By	Date
1	10/18/20	10/18/20
2	10/18/20	10/18/20
3	10/18/20	10/18/20
4	10/18/20	10/18/20

Date  
**8-5-20**

SME Project No.  
**082450.01**

Project Manager  
**AKC**

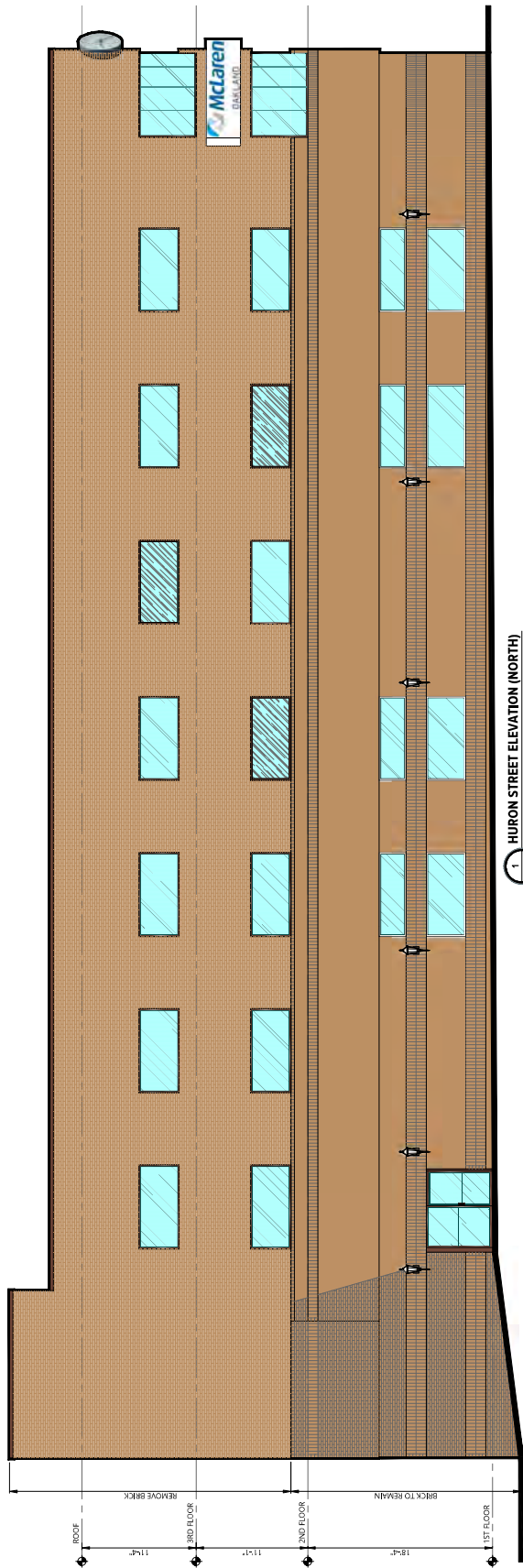
Designer  
**AKC**

Checker  
**GUS**

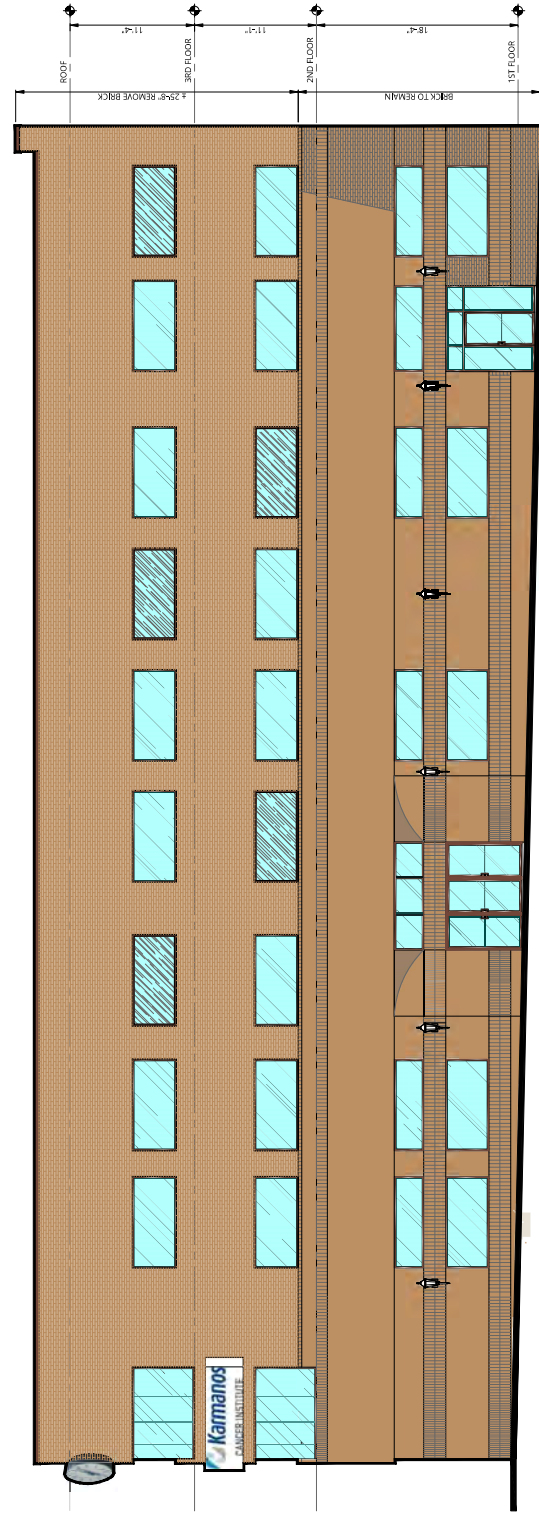
Checked By  
**EM**

Sheet No.  
**RENDERING OPTION A**

NOT FOR CONSTRUCTION



1 HURON STREET ELEVATION (NORTH)  
SCALE 3/16" = 1'-0"



2 SAGINAW STREET ELEVATION (WEST)  
SCALE 3/16" = 1'-0"



Scale



Project  
**MCLAREN OAKLAND BRICK  
DISTRESS PHASE 2**

**Project Location**  
**64 NORTH SAGINAW STREET**  
**PONTIAC, MI 48342**

Sheet Name

## ELEVATIONS

Engineer's Seal

Revisions	REVISED	DATE	BY
1	10% CHAIRMAN REVIEW	6-2-20	AKC
2	PREP WORK	6-11-20	AKC
3	HISTORIC DISTRICT COMMISSION REVIEW	6-2-20	AKC

Date \_\_\_\_\_

1

SME F

1

Project

1

Design

1

CADD

1

**Check**

1

Sheet

ER

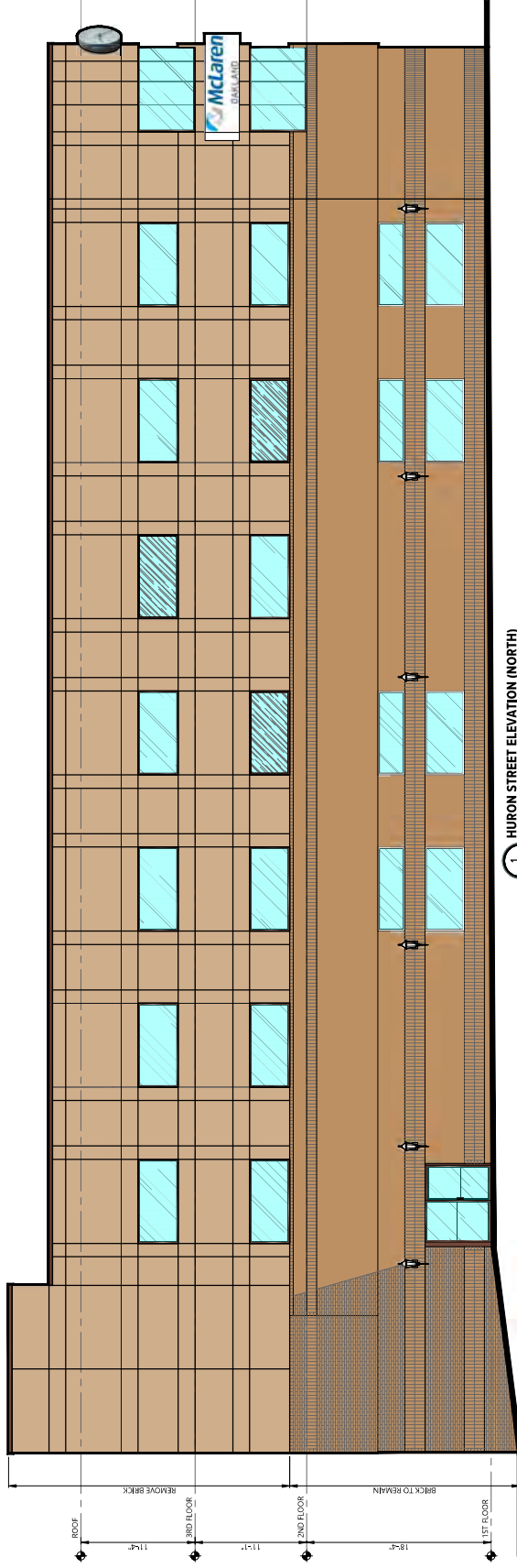
1

1

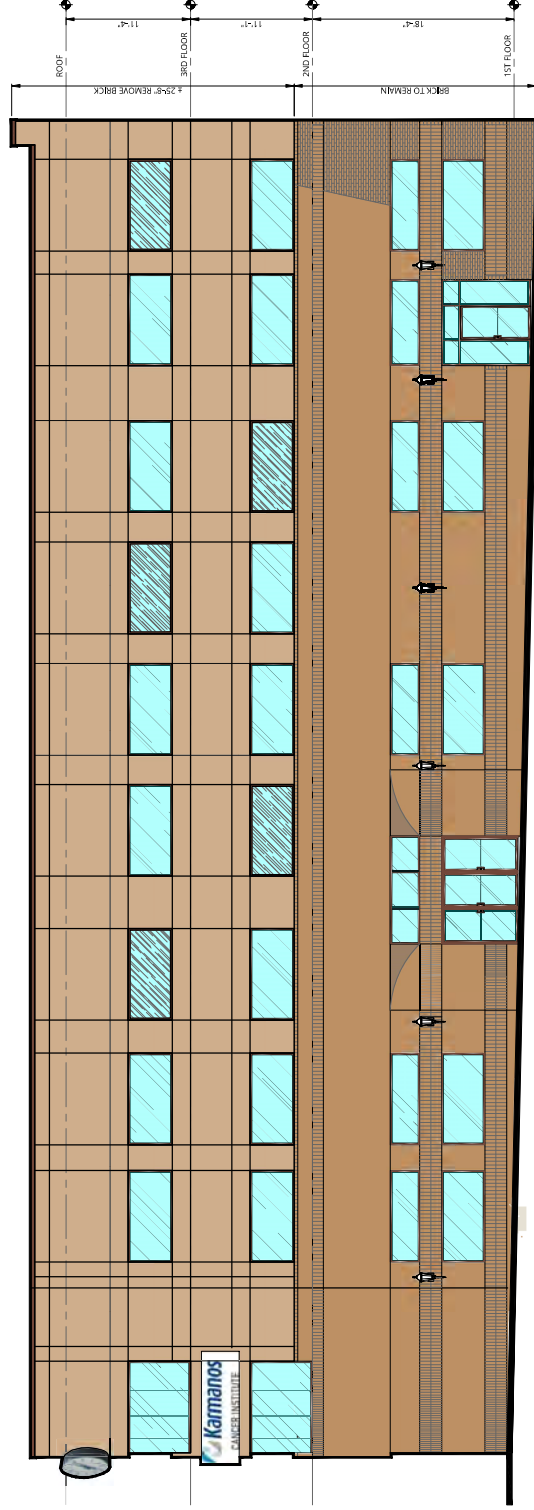
1

**NOT FOR CONSTRUCTION**

\_\_\_\_\_



HURON STREET ELEVATION (NORTH)



**SAGINAW STREET ELEVATION (WEST)**

**NOT FOR CONSTRUCTION**



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

*Mayor Deirdre Waterman*

AUGUST 10, 2020

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**TO: HISTORIC DISTRICT COMMISSION**

**FROM: DONOVAN SMITH, CITY PLANNER**  
**PLANNING DIVISION**

**SUBJECT: HDC 20-19 HISTORIC DISTRICT COMMISSION**  
**592 E. MONTCALM**  
**WINDOW REPLACEMENT**  
**GM MODERN HISTORIC DISTRICT**

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Please be advised that the City of Pontiac Planning Division has conducted a technical review on Historic District Application (HDC 20-19), for the replacement of aluminum, wood, and vinyl windows in the home located at 592 E. Montcalm, submitted by the applicant Wallside Windows, on behalf of the property owner Jacob Pattenau. The applicant is requesting approval to replace seven picture windows with double-hung vinyl windows.

The historic district commission is required to review any plans and/or building elevations affecting the exterior appearance of a historic site or any proposed or existing structure located within a historic district. This review includes landscaping changes on sites within the historic districts. No permit for new construction, alteration, repair, moving, or demolition for such work may be granted until the commission has approved such plans and/or elevations in consideration of the ordinance guidelines provided in Section 74-55 (b) (1)-(11) of the Pontiac's Municipal Code. We have attached a copy of these guidelines to this letter for your reference. The code also allows the commission to utilize the U.S. Secretary of the Interior's Standards for Rehabilitation as review criteria.

It is important to note these guidelines permit the historic district to consider "any other factor, including aesthetic, which it deems pertinent" [see Section 74-55 (b) (4)]. The historic district commission must approve, approve with conditions, or deny the plans. Afterwards, the approved plans must be transmitted to the building safety division and/or planning commission, as may be applicable.

In applying the City's preservation review standards, the proposed projects meet the following applicable standards:

74-55 (b)(1) "historical or architectural value and significance of the structure...and its relationship to the historical value of the surrounding area" *Meets The Standard*

74-55 (b)(2) "relationship of the exterior architectural features of the structure or object to the rest of the structure or object" *Meets the Standard –*

74-55 (b)(3) "general compatibility of exterior design, setbacks, arrangement, color, texture, and materials proposed to be used" *Meets The Standard*

74-55 (b)(5) "avoid, where possible, the removal or alteration of any historic building materials" *Meets The Standard* – the original historic building materials have already been destroyed;

74-55 (b) (10) "contemporary designs materials or methods for construction" *Meets The Standard*

74-55 (b) (11) "where reasonably possible, the proposed alteration will be done in such a manner as to not impair the essential form and integrity of the structure in the event that such alterations are removed in the future" *Meets the Standard*

**Recommendation -**

The recommendation is to grant a Certificate of Appropriateness for HDC 20-19, the property 592 W. Montcalm. Permitting the replacement of vinyl windows in the rear and sides of the home, and requiring the replacement windows located on the front façade to be replacement with wood or similar existing materials, while maintaining the existing grid, mullion & mutton pattern.





# Application for Historic District Commission

City of Pontiac

Office of Land Use and Strategic Planning

47450 Woodward Ave, Pontiac, MI 48342

T: 248.758.2800

F: 248.758.2827

Property/Project Address: 592 E Montcalm

Sidwell Number: \_\_\_\_\_

Date: 6/27/2019

Office Use Only

PF Number: \_\_\_\_\_

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

**Applicant (please print or type)**

Name	Wallside Windows		
Address	27000 W Trolley Industrial Dr		
City	Taylor		
State	MI		
ZIP Code	48180		
Telephone	Main: 313-292-4400	Cell:	Fax:
E-Mail	johnca Pozzoli@sbcglobal.net		

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

Name	Jacob Paul Pattenau		
Address	3375 Seebaldt		
City	Waterford		
State	MI		
ZIP Code	48392		
Telephone	Main:	Cell: 248-242-0415	Fax:
E-Mail	jacobpattenau@gmail.com		

**Project and Property Information**

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

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

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

☒ Repairs:

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

☐ Demolition:

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

☐ Moving:

- State reasons for moving
- State proposed location

Description:

Replacement of 7 windows, located on the upper level of property.

Currently, the property has wood, vinyl, and aluminum frames throughout the home.

All new windows would include the historic 3/2 grid pattern.

Bathroom window will be obscure.

Wallside Windows will be responsible for pulling permit through City of Pontiac.

The project will take an estimated 8 hrs for completion.

(Attach additional pages as necessary)

  
Signature of Owner

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

State of Michigan  
County of Oakland

On this \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, before me personally appeared the above named person, who being duly sworn, stated he/she has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters therein stated to be upon information and belief and so as to those matters he/she believes it to be true.

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



# Wallside Windows

27000 W. Trolley Industrial Dr.  
Taylor, MI 48180  
Phone: 313-292-4400  
Toll Free: 800-521-7800  
Fax: 313-292-4504  
www.wallside.com

Date: 6/3/20

## Customer Information

Customer #  
Job #  
Promotion  
Siding #  
Appl #  
Pooled By

Name: JACOB PATTENAUOE  
Address: 3375 SEEBACOT  
City: WATERFORD ST. MI Zip: 48329  
Phone #1: 248 242-0415 Phone #3:  
Phone #2:  
Phone #4:

## CONTRACT REVIEW



Job Location  
Name: Jacob Pattenauoe  
Address: 592 E MULTECALM  
City: Pontiac ST. MI Zip: 48342

## Financial

The Customer As follows:  
Upon Signing

CCD on measu  
CCD on window  
CCD on siding

## Job Summary

Total Windows/TW: 7  
Total Windows/TW installed: 7  
Doorwall Handle Color:

Window Color: In: WH7 On: WH7  
Trim Color: WH7  
Glass: LOW E1 ALCOOL

White  
Initial: [Signature]  
Date: [Signature]  
Measure By: [Signature]

## Measure Info

Measure Date:  
Measure By:  
Date:  
Name:

## Condo Info

Blank financing  
Blank Name:

## Work Order

Work Order	Stop Size	Sill Size	NO <input type="checkbox"/> 5-Year Glass Breakage Warranty	Location	D.H. TIR (C/O)	Slider			Casement			Miscellaneous			Glass			House Type					
						Picture Window	Double	End Vent	Center Vent	Single (Hinge L/R)	Double	Awning	Picture Window	Specialty/Garden/Bay/Bow	Doorwall (R-L L-R) (from outside)	Screen (Full / 1/2)	Obscure (Both/L)	Muntin Color Contour of Flat	Muntin Count	Temp. (Both/L)	Brick	Frame (Sided)	Block
			None																				
1				BED 1 S	X											1/2						X	
2				BED 2 S	X											1/2						X	
3				BED 2 F	X											1/2						X	
4				BED 3 F	X											1/2						X	
5				BED 3 S	X											1/2						X	
6				BATH B	X											1/2	B					X	
7				BED 1 B	X											1/2						X	
8																							
9																							
10																							

## Sales Comments

## Measure/Installer Comments

## Office Use Only

Construction review required ☐ Yes ☒ No  
If yes, photo required.



Contract Terms and Conditions: 1. Purchaser's right to Cancel Under Michigan Public Acts of 1971  
All jobs MUST be signed off by the installer prior to the final payment. Customer is responsible for removing and re-installing doors and windows the  
3-business-day period in which you can cancel the transaction.  
All jobs MUST be signed off by the installer prior to the final payment. Customer is responsible for removing and re-installing doors and windows the  
3-business-day period in which you can cancel the transaction.  
By: [Signature] JACOB PATTENAUOE  
Print Name: JACOB PATTENAUOE  
Address: 592 E MULTECALM  
City: Pontiac ST. MI Zip: 48342  
Date: [Signature]

# Wallside Windows

WE CAN DO THAT. WE ARE THE FACTORY.®

27000 West Trolley Industrial Drive, Taylor, Michigan 48180  
Phone: 313-292-4400 Toll Free: 800-521-7800

## Muntin Pattern & Specialty Window Rider

This Rider is part of the Contract dated 6/3/20 and applies to the windows identified in lines # 1, 2, 3, 4, 5, 6, 7 of that contract.

Job # \_\_\_\_\_ Sales Representative JOHN CARPACCIO  
Name JACOB PATTENAUDE Home Phone 248 242 0415 Work Phone \_\_\_\_\_  
Job Address 592 E MONTCALM City PONTIAC Zip Code 48342

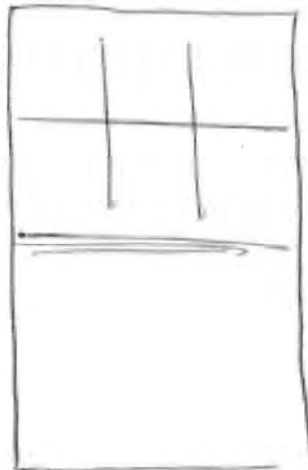
Customer instructs Wallside to provide the following muntin patterns or specialty window design.

Window color(s) WHITE

Muntin color (s) WHITE

FLAT

DHT



3/2

TOP ONLY

# 1, 2, 3, 4, 5, 6, 7

*Jacob Pattenau*



Job No. \_\_\_\_\_

**CONFIRMATION OF RECEIPT OF LEAD PAMPHLET**Year Building Was Built 1920

If a building was constructed prior to January 1, 1978, there is the possibility that renovations may cause displacement of any lead based paint which may be present at the building. In an effort to educate the public about this risk, Federal Law requires contractors to provide the pamphlet entitled "The Lead-Safe Certified Guide to Renovate Right," to certain persons before renovating buildings constructed prior to 1978.

Wallside uses lead-safe work practices when installing windows in homes or child-occupied facilities built before 1978. These procedures are used to minimize the generation of lead-containing dust and collect lead-containing debris during window installations that may be present in such facilities.

We use these procedures to help keep our customers and their families safe. We also need your help. We ask that you:

• Restrict children from entering the work area.

• Move furniture, rugs, curtains, clothing, toys, food, and all other moveable items (both interior and exterior) at least six feet away from all windows being replaced.

The renovation will be done at the following location: 592 E MONTCALM PONTIAC MI 48342

A. Please check one of the following boxes and date, print and sign your name at the bottom of the page:

- ☒ I certify that the building in which the renovation is to be completed was constructed prior to January 1, 1978. I have received a copy of the pamphlet, "The Lead-Safe Certified Guide to Renovate Right," informing me of the potential risk of lead hazard exposure from renovation activity to be performed in my building. I also certify that I received this pamphlet before work began. Please select a house type in Section B.

☐ I certify that the dwelling unit in which the renovation is to be completed was constructed after December 31, 1977.

B. If the building was constructed prior to January 1, 1978, please check one of the following boxes and complete any requested information:

I. Owner Occupied

☐ I certify that the entire building in which the renovation will be performed is owner occupied.

II. Single Rental Unit

☒ I certify that the entire building in which the renovation will be performed is a single rental unit.

☒ I certify that the name(s) and address of the resident(s) who will be living in the dwelling unit in which the renovation will be performed at the time of the renovation is included on the contract under the Job Location section.

☐ I certify that the dwelling unit in which the renovation will be performed will not be occupied by a resident at the time of the renovation.

III. Multi-Unit Building (two or more dwelling units), including condominiums

☐ I certify that the building in which the renovation(s) will be performed is a multi-unit building.

☐ I certify that the name(s) and address(es) of the resident(s) who will be living in the dwelling unit(s) in which the renovation(s) will be performed at the time of the renovation(s) is included on the contract under the Job Location section.

☐ I certify that the name(s) and address(es) of any other resident(s) who will be living in the building in which the renovation(s) will be performed at the time of the renovation(s) has been provided on the Multi-Unit list form.

☐ If a common area (office, laundry, pool house, etc) is the site for the renovation(s), there are \_\_\_\_\_ (number of) buildings housing residents on the property.

In the event the dwelling unit is not owner occupied, and the names of any residents should change from the date this form is executed until the date the renovation is performed, the owner is responsible to provide Wallside, Inc. with updated resident name(s) and address(es).

**CONFIRMATION OF CHILD-OCCUPIED FACILITY**

1. Was the building constructed prior to January 1, 1978?

☒ YES ☐ NO

2. If you answered YES to 1 above, does the building contain a day-care center, preschool, elementary school, or is the building visited by the same child, who is six years of age or younger, for at least six hours per week?

☐ YES ☒ NO ☐ If yes, I have received the pamphlet, "The Lead-Safe Certified Guide to Renovate Right,"

If you answered YES, describe its location in the building (or indicate if it is the entire building):

Adult Representative Name and Address \_\_\_\_\_

Owner Name and Address \_\_\_\_\_

JACOB PATTENAUDE  
Printed Name of Manager/ Owner / Adult Representative  
W141 03/11

[Signature]  
Signature of Manager/ Owner/ Adult Representative

6/3/20  
Date



# Google Maps 592 E Montcalm St

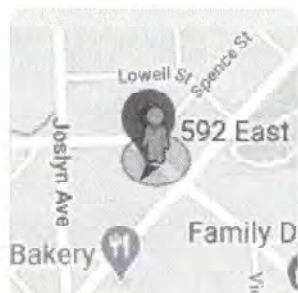


Image capture: Aug 2018 © 2020 Google

Pontiac, Michigan



Street View



Help improve Google Maps.



No thanks

Show question

By continuing, you agree Google uses your answers, [account](#) & [system info](#) to improve services, per our [Privacy](#) & [Terms](#).



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

*Mayor Deirdre Waterman*

AUGUST 10, 2020

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**TO: HISTORIC DISTRICT COMMISSION**

**FROM: DONOVAN SMITH, CITY PLANNER**  
**PLANNING DIVISION**

**SUBJECT: HDC 20-22 HISTORIC DISTRICT COMMISSION**  
**39 IVY STREET**  
**REQUEST FOR DEMOLITION**  
**GM MODERN HISTORIC DISTRICT**

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Please be advised that the City of Pontiac Planning Division has conducted a technical review on Historic District Application (HDC 20-22), for the demolition of a historic home, 39 Ivy Street, located in the GM modern Housing District. As defined by the City of Pontiac Building Department:

This home is in disrepair and appears to be a comprehensive rehabilitation project, and al work is required to be performed under building permits in compliance with the Michigan Residential Building Code of 2015.

On February 20, 2020, the Board of Appeals held a public hearing on behalf of the property and its owner, 39 Ivy Street. Due notice of said hearing having been required by said state statue and the property owners/parties-in-interest having failed to show cause to why the building should not be demolished, the Board of Appeals resolved that, the property 39 Ivy Street is designated "Spot Slum & Blight" and resolution was passed to order its demolition.

The Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements unless specifically authorized to do so by the City Council or unless interior work will cause visible change to the exterior of the resource. The Commission shall not disapprove an application due to considerations not prescribed in subsection 399.205 (3) of Public Act 169 of 1970, as amended.

A permit shall be obtained before any work affecting the exterior appearance of a resource is performed within a historic district. The person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a permit with the inspector of buildings. Upon receipt of a complete application, the inspector of buildings shall immediately refer the application, along with all required supporting materials that make the application complete to the commission. A permit shall not be issued and proposed work shall not proceed until the Commission has acted on the application by issuing a Certificate of Appropriateness or a Notice to Proceed as prescribed in this Ordinance.

Based on the technical review of the Historic District Preservation Ordinance, Historic District Guidelines, and Zoning Ordinance, the recommendation of the Planning Division is issue a Notice to Proceed (HDC 20-22), permitting the demolition of the Historic property located at 39 Ivy Street.



RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2020 FEB 20 PM 3:49

36182  
LIBER 53855 PAGE 801  
\$26.00 RISC RECORDING  
\$4.00 REMONUMENTATION  
02/20/2020 04:13:17 P.M. RECEIPT# 28221  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN: CLERK/REGISTER OF DEEDS



## CITY OF PONTIAC BOARD OF APPEALS

### MEMORANDUM

TO: Inspection Services, City Clerk, and Court Reporter

From: Ben Tiseo, Board of Appeals, Acting Chairman

Date: February 19, 2020

RE: Enforcement #E194412

Address: 39 Ivy Street

Parcel ID No. 14-21-329-017

Description: T3N, R10E, SEC 21 MODERN HOUSING CORPORATION ADDITION LOT 348

WHEREAS, this date and time, having been set for a public hearing before this Board to review the order of the Hearing Officer, relative to the property at 39 Ivy Street, (Single Family Dwelling), Pontiac, Michigan, Chairman called for comments or objections. Comments were heard.

WHEREAS, this date and time having been set for a public hearing to review the order of said Hearing Officer appointed and acting pursuant to Act 61 of the Public Acts of 1969, as amended, entered after hearing before him regarding 39 Ivy Street; and

WHEREAS, due notice of said hearing having been given as required by said statute and the property owners/parties-in-interest having failed to show cause why the building should not be demolished, and;


NOW, THEREFORE, BE IT RESOLVED, that said property at 39 Ivy Street is hereby designated "Spot Slum & Blight" within the City of Pontiac;

BE IT FURTHER RESOLVED, that said property at 39 Ivy Street, shall be demolished pursuant to MCLA 125.538 et seq., based upon the fact that the property owners/parties-in-interest have failed to show why the building(s) should not be demolished.

  
Ben Tiseo, Board of Appeals, Acting Chairman

OK-AB

Subscribed and sworn to before me this 19<sup>th</sup> day of February 2020.

  
Mona Storm, Notary Public  
GENESEE COUNTY (Acting in Oakland County), MICHIGAN  
My Commission expires: September 18, 2026

Drafted by: Michael Wilson  
When Recorded, return to:  
Pontiac Building Dept.  
47450 Woodward Ave.  
Pontiac, MI 48342



## CITY OF PONTIAC, MICHIGAN

## HEARING TESTIMONY

Address: 39 IVY STREET 14-21-329-017Single familyName of Owner on Assessor's Roll: SK Pontiac Assets, LLCName of Inspector: David Moran & Dan KolbeAlvin WallaceDate of Inspection: 2-5-20**ORIGINAL HEARING:**DATE NOTICE SENT: 1-3-20DATE NOTICE POSTED: 1-2-20DATE NOTICE HEARING: 1-15-20**APPEALS BOARD HEARING:**DATE NOTICE SENT: 2-7-20DATE NOTICE POSTED: 2-5-20DATE NOTICE HEARING: 2-19-20**DATE PERMIT ISSUED:**BUILDING: NEEDEDPLUMBING: NEEDEDMECHANICAL: NEEDEDELECTRICAL: NEEDED**STRUCTURE:**NUMBER OF STRUCTURES: 2 APPROXIMATE SIZE: 1,054 sf TYPE OF STRUCTURE: 2 Story/garagePROPERTY MAINTENANCE INSPECTION? YES X NOCERT. OF OCCUPANCY/CERT. OF COMPLIANCE: YES NODATE ISSUED: 1-2-20DATE OF CONDEMNATION/DANGEROUS BUILDING POSTING: 1-2-20REASON: Vacant. Dilapidated fire damaged house.**BUILDING(S) CONDITION:**BUILDING PREMISES MAINTAINED IN ACCORDANCE WITH MCLA 125.539? YES X NO(IDENTIFY WHICH SUB SECTION(S) IS/ARE IN VIOLATION) B, C, D, E, F, G, H, I & JVACANT: X YES NOVACANT OVER 180 DAYS? X YES NOOPEN TO TRESPASS? X YES NOWHERE/DESCRIBE: Doors, windows and garage door. First floor windows boarded.OPEN TO ELEMENTS? X YES NOWHERE/DESCRIBE: Doors, windows and garage door. First floor windows boarded.FOR: SALE? LEASE? RENT? WITH LICENSED BROKER (CHECK ONE)DILAPIDATED? X YES NODESCRIBE: Completely fire damaged structure.EVIDENCE OF ATTRACTIVE NUISANCE? X YES NO PHOTOS AVAILABLE: X Y NDESCRIBE: Overgrown X Debris X Unkempt X Animal Undermining Broken Windows XOTHER DANGEROUS CONDITIONS PER STATE LAW? X YES NO PHOTOS AVAILABLE: X Y NDESCRIBE: Fire damaged structure.BUILDING PREMISES MAINTAINED IN ACCORDANCE WITH IPMC? YES X NOPHOTOS AVAILABLE: X Y N Gas Meter Gone Electric Meter Gone/wires cutDESCRIBE: SEC IMPC 301.1**HEARING OFFICER ORDERED**X BUILDING(S) DEMOLISHED IN THIRTY (30) DAYSBUILDING(S) OTHERWISE MADE SAFE AND SECURE IN THIRTY (30) DAYSBUILDING(S)/PREMISES MAINTAINED ACCORDING TO PROPERTY MAINTENANCE CODEDID THE OWNER APPEAR? YES NO**ADDENDUM TO HEARING TESTIMONY FOR BOARD OF APPEALS:**Date: 2-5-20 Inspector: Dave MoranHAS THE INSPECTOR CONTACTED OWNER AND RESULT: INDICATE ANY CHANGE OF OWNERSHIP: ANY CHANGE IN BUILDING(S) SINCE ABOVE DATE: INSPECTOR'S RECOMMENDATIONS: Remain on the Demolition List

PMI – 2-18-20



# **CITY OF PONTIAC**

## **DEPARTMENT OF BUILDING SAFETY**

47450 Woodward Avenue  
Pontiac, MI 48342  
248-758-2800 Fax 248-758-2827

02/18/2020

SK PONTIAC ASSETS, LLC  
28135 26 MILE RD  
LENOX, MI 48048-2560

**RE: 39 IVY ST - PI200018**

This letter serves as notice that on **02/18/2020** a code compliance inspection was performed by the City of Pontiac Department of Building Safety. During the inspection, the following violations were found:

### **BUILDING AND ALL TRADE PERMITS REQUIRED:**

**THIS HOME IS IN DISREPAIR AND WAS SEVERELY FIRE DAMAGED. IT APPEARS TO BE A COMPREHENSIVE REHABILITATION PROJECT. ALL WORK IS REQUIRED TO BE PERFORMED UNDER PERMITS AND IN COMPLIANCE OF THE MICHIGAN RESIDENTIAL CODE 2015. OWNER AND/OR CONTRACTORS ARE TO ABATE ANY AND ALL VIOLATIONS AS IT RELATES TO THESE PROVISIONS OF THE CODE. ALL INSPECTION APPROVALS NECESSARY UNDER THE MRC 2015 CODE AND IN CONJUNCTION OF THE CITY OF PONTIAC MUNICIPAL CODE ARE REQUIRED.**

### **GENERAL IPMC CODE VIOLATIONS/NOTES:**

- 1. 305.3 INTERIOR SURFACES. ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED.**
- 2. 304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES. EVERY EXTERIOR STAIRWAY, DECK, PORCH AND BALCONY, AND ALL APPURTENANCES ATTACHED THERETO, SHALL BE MAINTAINED STRUCTURALLY SOUND, IN GOOD REPAIR, WITH PROPER ANCHORAGE AND CAPABLE OF SUPPORTING THE IMPOSED LOADS.**



# **CITY OF PONTIAC**

## **DEPARTMENT OF BUILDING SAFETY**

47450 Woodward Avenue

Pontiac, MI 48342

248-758-2800 Fax 248-758-2827

**3. 301.2 RESPONSIBILITY. THE OWNER OF THE PREMISES SHALL MAINTAIN THE STRUCTURES AND EXTERIOR PROPERTY IN COMPLIANCE WITH THESE REQUIREMENTS, EXCEPT AS OTHERWISE PROVIDED FOR IN THIS CODE. A PERSON SHALL NOT OCCUPY AS OWNER-OCCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY PREMISES WHICH ARE NOT IN A SANITARY AND SAFE CONDITION AND WHICH DO NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. OCCUPANTS OF A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT ARE RESPONSIBLE FOR KEEPING IN A CLEAN, SANITARY AND SAFE CONDITION THAT PART OF THE DWELLING UNIT, ROOMING UNIT, HOUSEKEEPING UNIT OR PREMISES WHICH THEY OCCUPY AND CONTROL.**

**4. 304.14 INSECT SCREENS. DURING THE PERIOD FROM [04/01] TO [11/01], EVERY DOOR, WINDOW AND OTHER OUTSIDE OPENING REQUIRED FOR VENTILATION OF HABITABLE ROOMS, FOOD PREPARATION AREAS, FOOD SERVICE AREAS OR ANY AREAS WHERE PRODUCTS TO BE INCLUDED OR UTILIZED IN FOOD FOR HUMAN CONSUMPTION ARE PROCESSED, MANUFACTURED, PACKAGED OR STORED SHALL BE SUPPLIED WITH APPROVED TIGHTLY FITTING SCREENS OF NOT LESS THAN 16 MESH PER INCH (16 MESH PER 25 MM), AND EVERY SCREEN DOOR USED FOR INSECT CONTROL SHALL HAVE A SELF-CLOSING DEVICE IN GOOD WORKING CONDITION.**

**5. 301.3 VACANT STRUCTURES AND LAND- ALL VACANT STRUCTURES AND PREMISES THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE, SECURE AND SANITARY CONDITION AS PROVIDED HEREIN SO AS NOT TO CAUSE A BLIGHTING PROBLEM OR ADVERSELY AFFECT THE**

**6. 302.1 SANITATION- ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION.**

**7. 302.4 WEEDS. ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 8". ALL NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS. UPON FAILURE OF THE OWNER OR AGENT HAVING CHARGE OF A PROPERTY TO CUT AND DESTROY WEEDS AFTER SERVICE OF A NOTICE OF VIOLATION, THEY SHALL BE SUBJECT TO**



# **CITY OF PONTIAC**

## **DEPARTMENT OF BUILDING SAFETY**

47450 Woodward Avenue

Pontiac, MI 48342

248-758-2800 Fax 248-758-2827

**PROSECUTION IN ACCORDANCE WITH SECTION 106.3 AND AS PRESCRIBED BY THE AUTHORITY HAVING JURISDICTION. UPON FAILURE TO COMPLY WITH THE NOTICE OF VIOLATION, ANY DULY AUTHORIZED EMPLOYEE OF THE JURISDICTION OR CONTRACTOR HIRED BY THE JURISDICTION SHALL BE AUTHORIZED TO ENTER UPON THE PROPERTY IN VIOLATION AND CUT AND DESTROY THE WEEDS GROWING THEREON, AND THE COSTS OF SUCH REMOVAL SHALL BE PAID BY THE OWNER OR AGENT RESPONSIBLE FOR THE PROPERTY.**

- 8. 302.5 RODENT HARBORAGE- ALL STRUCTURES AND EXTERIOR PROPERTY SHALL BE KEPT FREE FROM RODENT HARBORAGE AND INFESTATION. WHERE RODENTS ARE FOUND, THEY SHALL BE PROMPTLY EXTERMINATED BY APPROVED PROCESSES WHICH WILL NOT BE INJURIOUS TO HUMAN HEALTH. AFTER EXTERMINATION, PROPER PRECAUTIONS SHALL BE TAKEN TO ELIMINATE RODENT HARBORAGE AND PREVENT RE-INFESTATION.**
- 9. 302.7 ACCESSORY STRUCTURES- ALL ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGES, FENCES AND WALLS, SHALL BE MAINTAINED STRUCTURALLY SOUND AND IN GOOD REPAIR. 304.1 GENERAL- THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.**
- 10. 304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES- EVERY EXTERIOR STAIRWAY, DECK, PORCH AND BALCONY, AND ALL APPURTENANCES ATTACHED THERETO, SHALL BE MAINTAINED STRUCTURALLY SOUND, IN GOOD REPAIR, WITH PROPER ANCHORAGE AND CAPABLE OF SUPPORTING THE IMPOSED LOADS.**
- 11. 304.11 CHIMNEYS AND TOWERS- ALL CHIMNEYS, COOLING TOWERS, SMOKE STACKS, AND SIMILAR APPURTENANCES SHALL BE MAINTAINED STRUCTURALLY SAFE AND SOUND, AND IN GOOD REPAIR.**
- 12. 304.12 HANDRAILS AND GUARDS- EVERY HANDRAIL AND GUARD SHALL BE FIRMLY FASTENED AND CAPABLE OF SUPPORTING NORMALLY IMPOSED LOADS AND SHALL BE MAINTAINED IN GOOD CONDITION.**
- 13. 304.13 WINDOW, SKYLIGHT AND DOOR FRAMES- EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.**



# **CITY OF PONTIAC**

## **DEPARTMENT OF BUILDING SAFETY**

47450 Woodward Avenue

Pontiac, MI 48342

248-758-2800 Fax 248-758-2827

**14. 304.13.1 GLAZING- ALL GLAZING MATERIALS SHALL BE MAINTAINED FREE FROM CRACKS AND HOLES.**

**15. 304.13.2 OPENABLE WINDOWS- EVERY WINDOW, OTHER THAN A FIXED WINDOW, SHALL BE EASILY OPENABLE AND CAPABLE OF BEING HELD IN POSITION BY WINDOW HARDWARE.**

**16. 304.2 PROTECTIVE TREATMENT- ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES SHALL BE MAINTAINED IN GOOD CONDITION.[F] 304.3 PREMISES IDENTIFICATION- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.**

**17. 304.5 FOUNDATION WALLS- ALL FOUNDATION WALLS SHALL BE MAINTAINED PLUMB AND FREE FROM OPEN CRACKS AND BREAKS AND SHALL BE KEPT IN SUCH CONDITION SO AS TO PREVENT THE ENTRY OF RODENTS AND OTHER PESTS.**

**18. 304.6 EXTERIOR WALLS- ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS; AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.**

**19. 304.7 ROOFS AND DRAINAGE- THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN.305.5 HANDRAILS AND GUARDS- EVERY HANDRAIL AND GUARD SHALL BE FIRMLY FASTENED AND CAPABLE OF SUPPORTING NORMALLY IMPOSED LOADS AND SHALL BE MAINTAINED IN GOOD CONDITION.**

**20. 305.6 INTERIOR DOORS- EVERY INTERIOR DOOR SHALL FIT REASONABLY WELL WITHIN ITS FRAME AND SHALL BE CAPABLE OF BEING OPENED AND CLOSED BY BEING PROPERLY AND SECURELY ATTACHED TO JAMBS, HEADERS OR TRACKS AS INTENDED BY THE MANUFACTURER OF THE ATTACHMENT HARDWARE.**

**21. 403.2 BATHROOMS AND TOILET ROOMS. EVERY BATHROOM AND TOILET ROOM SHALL COMPLY WITH THE VENTILATION REQUIREMENTS FOR HABITABLE SPACES AS REQUIRED BY SECTION 403.1, EXCEPT THAT A WINDOW SHALL NOT BE REQUIRED IN SUCH SPACES EQUIPPED WITH A**



# **CITY OF PONTIAC**

## **DEPARTMENT OF BUILDING SAFETY**

47450 Woodward Avenue

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**MECHANICAL VENTILATION SYSTEM. AIR EXHAUSTED BY A MECHANICAL VENTILATION SYSTEM FROM A BATHROOM OR TOILET ROOM SHALL DISCHARGE TO THE OUTDOORS AND SHALL NOT BE RECIRCULATED.**

**22. 501.2 RESPONSIBILITY. THE OWNER OF THE STRUCTURE SHALL PROVIDE AND MAINTAIN SUCH PLUMBING FACILITIES AND PLUMBING FIXTURES IN COMPLIANCE WITH THESE REQUIREMENTS. A PERSON SHALL NOT OCCUPY AS OWNER-OCCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY ANY STRUCTURE OR PREMISES WHICH DOES NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.**

**23. 502.1 DWELLING UNITS. EVERY DWELLING UNIT SHALL CONTAIN ITS OWN BATHTUB OR SHOWER, LAVATORY, WATER CLOSET AND KITCHEN SINK WHICH SHALL BE MAINTAINED IN A SANITARY, SAFE WORKING CONDITION. THE LAVATORY SHALL BE PLACED IN THE SAME ROOM AS THE WATER CLOSET OR LOCATED IN CLOSE PROXIMITY TO THE DOOR LEADING DIRECTLY INTO THE ROOM IN WHICH SUCH WATER CLOSET IS LOCATED. A KITCHEN SINK SHALL NOT BE USED AS A SUBSTITUTE FOR THE REQUIRED LAVATORY.**

**24. 504.1 GENERAL- ALL PLUMBING FIXTURES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN WORKING ORDER, AND SHALL BE KEPT FREE FROM OBSTRUCTIONS, LEAKS AND DEFECTS AND BE CAPABLE OF PERFORMING THE FUNCTION FOR WHICH SUCH PLUMBING FIXTURES ARE DESIGNED. ALL PLUMBING FIXTURES SHALL BE MAINTAINED IN A SAFE, SANITARY AND FUNCTIONAL CONDITION.**

**25. 504.3 PLUMBING SYSTEM HAZARDS. WHERE IT IS FOUND THAT A PLUMBING SYSTEM IN A STRUCTURE CONSTITUTES A HAZARD TO THE OCCUPANTS OR THE STRUCTURE BY REASON OF INADEQUATE SERVICE, INADEQUATE VENTING, CROSS CONNECTION, BACK SIPHON-AGE, IMPROPER INSTALLATION, DETERIORATION OR DAMAGE OR FOR SIMILAR REASONS, THE CODE OFFICIAL SHALL REQUIRE THE DEFECTS TO BE CORRECTED TO ELIMINATE THE HAZARD.**

**26. 505.1 GENERAL- EVERY SINK, LAVATORY, BATHTUB OR SHOWER, DRINKING FOUNTAIN, WATER CLOSET OR OTHER PLUMBING FIXTURE SHALL BE PROPERLY CONNECTED TO EITHER A PUBLIC WATER SYSTEM OR TO AN APPROVED PRIVATE WATER SYSTEM. ALL KITCHEN SINKS, LAVATORIES, LAUNDRY FACILITIES, BATHTUBS AND SHOWERS SHALL BE SUPPLIED WITH HOT OR TEMPERED AND COLD RUNNING WATER IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE.**





# **CITY OF PONTIAC**

## **DEPARTMENT OF BUILDING SAFETY**

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**27. 505.3 SUPPLY- THE WATER SUPPLY SYSTEM SHALL BE INSTALLED AND MAINTAINED TO PROVIDE A SUPPLY OF WATER TO PLUMBING FIXTURES, DEVICES AND APPURTENANCES IN SUFFICIENT VOLUME AND AT PRESSURES ADEQUATE TO ENABLE THE FIXTURES TO FUNCTION PROPERLY, SAFELY, AND FREE FROM DEFECTS AND LEAKS.**

**28. 506.1 GENERAL- ALL PLUMBING FIXTURES SHALL BE PROPERLY CONNECTED TO EITHER A PUBLIC SEWER SYSTEM OR TO AN APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM.**

**29. 601.1 SCOPE- THE PROVISIONS OF THIS CHAPTER SHALL GOVERN THE MINIMUM MECHANICAL AND ELECTRICAL FACILITIES AND EQUIPMENT TO BE PROVIDED.**

**30. 602.2 RESIDENTIAL OCCUPANCIES. DWELLINGS SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 F (20 C) IN ALL HABITABLE ROOMS, BATHROOMS AND TOILET ROOMS BASED ON THE WINTER OUTDOOR DESIGN TEMPERATURE FOR THE LOCALITY INDICATED IN APPENDIX D OF THE INTERNATIONAL PLUMBING CODE. COOKING APPLIANCES SHALL NOT BE USED TO PROVIDE SPACE HEATING TO MEET THE REQUIREMENTS OF THIS SECTION.**

**31. 603.1 MECHANICAL APPLIANCES- ALL MECHANICAL APPLIANCES, FIREPLACES, SOLID FUEL-BURNING APPLIANCES, COOKING APPLIANCES AND WATER HEATING APPLIANCES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN A SAFE WORKING CONDITION, AND SHALL BE CAPABLE OF PERFORMING THE INTENDED FUNCTION.**

**32. 605.1 INSTALLATION- ALL ELECTRICAL EQUIPMENT, WIRING AND APPLIANCES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN A SAFE AND APPROVED MANNER.**

**33. 704.2 SMOKE ALARMS. MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-3, R-4 AND IN DWELLINGS NOT REGULATED IN GROUP R OCCUPANCIES, REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:**

**1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.**

**2. IN EACH ROOM USED FOR SLEEPING PURPOSES.**

**3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE**



# **CITY OF PONTIAC**

## **DEPARTMENT OF BUILDING SAFETY**

**47450 Woodward Avenue**

**Pontiac, MI 48342**

**248-758-2800 Fax 248-758-2827**

**ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.**

**MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN OTHER GROUPS IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE.**

**34. CARBON MONOXIDE DETECTORS SHALL BE PLACED IN ACCORDANCE WITH MRC 2015 CODE.**

**The following permits are required to correct these violations:**

☒ **BUILDING**  
☒ **PLUMBING**  
☒ **ELECTRICAL**  
☒ **MECANICAL**

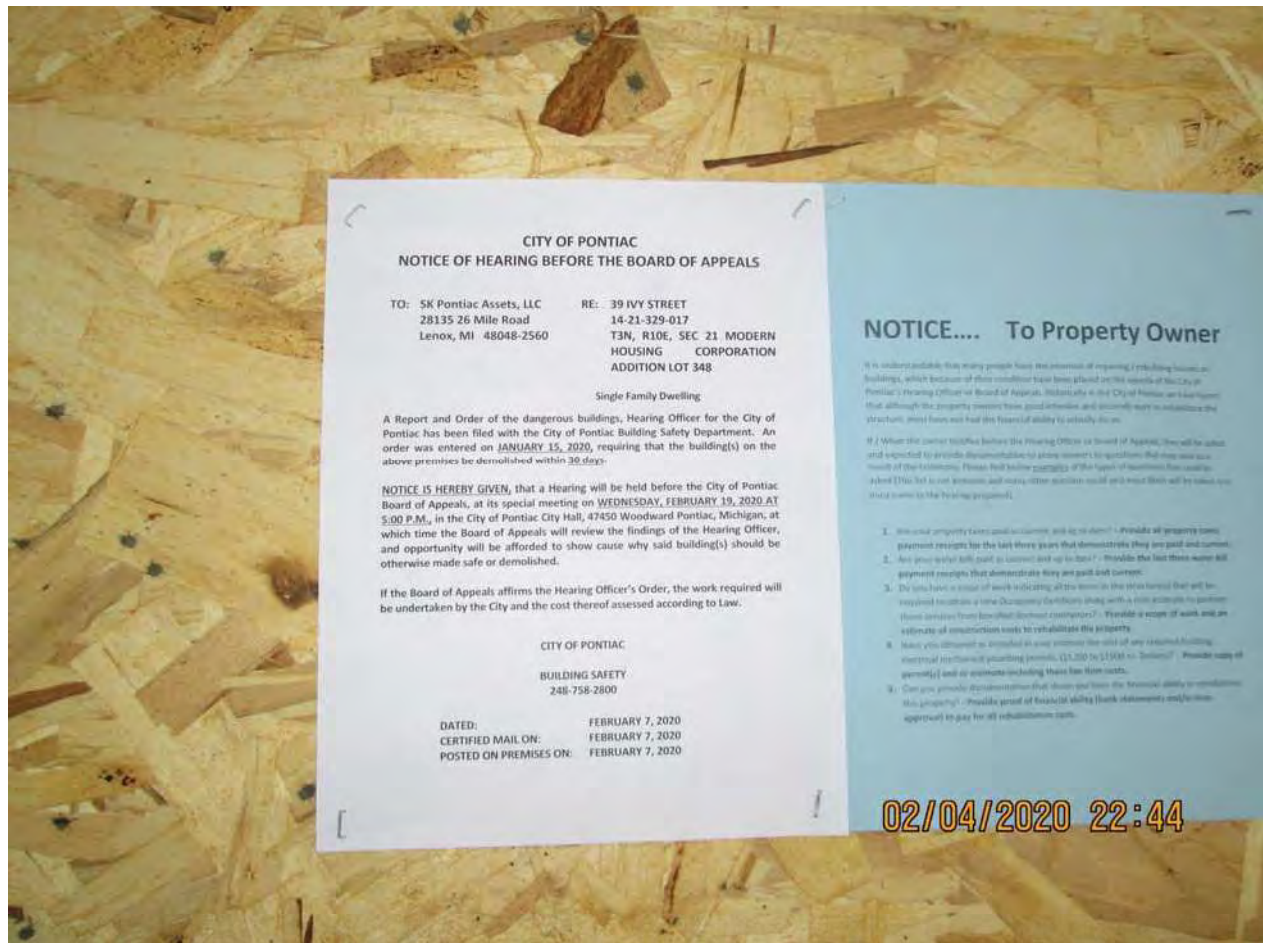
Please submit your application for building permit(s) to the Department of Building Safety within (30) thirty days of receiving this notice. If you have any questions, please contact the Department of Building Safety and Planning at 248-758-2800.

Sincerely,

DAVID MORAN  
Building Inspector  
City of Pontiac/Wade Trim



# 39 IVY STREET



## CITY OF PONTIAC NOTICE OF HEARING BEFORE THE BOARD OF APPEALS

TO: SK Pontiac Assets, LLC  
28135 26 Mile Road  
Lenox, MI 48048-2560

RE: 39 IVY STREET  
14-21-329-017  
T3N, R10E, SEC 21 MODERN  
HOUSING CORPORATION  
ADDITION LOT 348

Single Family Dwelling

A Report and Order of the dangerous buildings, Hearing Officer for the City of Pontiac has been filed with the City of Pontiac Building Safety Department. An order was entered on JANUARY 15, 2020, requiring that the building(s) on the above premises be demolished within 30 days.

NOTICE IS HEREBY GIVEN, that a Hearing will be held before the City of Pontiac Board of Appeals, at its special meeting on WEDNESDAY, FEBRUARY 19, 2020 AT 5:00 P.M., in the City of Pontiac City Hall, 47450 Woodward Pontiac, Michigan, at which time the Board of Appeals will review the findings of the Hearing Officer, and opportunity will be afforded to show cause why said building(s) should be otherwise made safe or demolished.

If the Board of Appeals affirms the Hearing Officer's Order, the work required will be undertaken by the City and the cost thereof assessed according to Law.

CITY OF PONTIAC

BUILDING SAFETY  
248-758-2800

DATED: FEBRUARY 7, 2020  
CERTIFIED MAIL ON: FEBRUARY 7, 2020  
POSTED ON PREMISES ON: FEBRUARY 7, 2020

## NOTICE.... To Property Owner

It is unfortunate that many people have the misfortune of acquiring a building located on a lot, which because of their condition has been placed on the agenda of the City of Pontiac's Hearing Officer or Board of Appeals. Unfortunately in the City of Pontiac, we have found that although the property owners have good intentions, and personally want to maintain the structure, most have not had the financial ability to actually do so.

If / When the owner notifies before the Hearing Officer or Board of Appeals, they will be asked and expected to provide documentation to show intent to acquire the building and the results of the testimony. Please fill below regarding the type of business the building is used (This list is not exhaustive and many other questions could and must that will be asked and that come to the hearing prepared).

1. How long property taxes paid according and up to date? - Provide all property taxes payment receipts for the last three years that demonstrate they are paid and current.
2. Are your water bills paid to current and up to date? - Provide the last three water bill payment receipts that demonstrate they are paid and current.
3. Do you have a record of work in clearing all the issues in the area around that will be involved includes a home inspection certificate along with a note acceptable to government agencies from local health department?
4. Have you obtained or intended to get permits for the sale of any existing building, structural reinforcement, plumbing permits, (12,000 to 15,000 sq. feet)? - Provide copy of permits and all estimates including those from contractors.
5. Can you provide documentation that shows you have the financial ability to maintain this property? - Provide proof of financial ability (bank statements and/or other approval to pay for all rehabilitation work).

02/04/2020 22:44







10 21 2019





39

**REWARD \$5,000**  
Call 911  
1-888-44-ARSON  
Call Arson Control  
1-888-44-ARSON

**CALL 911**  
If you see a fire, call 911 immediately.  
If you see a suspicious fire, call 911 immediately.  
If you see a suspicious fire, call 911 immediately.

39

10 21 2019

FIRE LINE DO NOT CROSS  
FIRE LINE DO NOT CROSS  
FIRE LINE DO NOT CROSS







10 21 2019





10 21 2019









28/07/2020 12:41









28/07/2020 12:42





28/07/2020 12:42













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

*Mayor Deirdre Waterman*

AUGUST 10, 2020

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**TO: HISTORIC DISTRICT COMMISSION**

**FROM: DONOVAN SMITH, CITY PLANNER**  
**PLANNING DIVISION**

**SUBJECT: HDC 20-23 HISTORIC DISTRICT COMMISSION**  
**124 OLIVER ST.**  
**REQUEST FOR DEMOLITION**  
**GM MODERN HISTORIC DISTRICT**

---

Please be advised that the City of Pontiac Planning Division has conducted a technical review on Historic District Application (HDC 20-23), for the demolition of a historic home, 124 Oliver Street, located in the GM modern Housing District. As defined by the City of Pontiac Building Department:

This home is in disrepair and appears to be a comprehensive rehabilitation project, and al work is required to be performed under building permits in compliance with the Michigan Residential Building Code of 2015.

On February 21, 2018, the Board of Appeals held a public hearing on behalf of the property and its owner, 124 Oliver Street. Due notice of said hearing having been required by said state statue and the property owners/parties-in-interest having failed to show cause to why the building should not be demolished, the Board of Appeals resolved that, the property 124 Oliver Street is designated "Spot Slum & Blight" and resolution was passed to order its demolition.

The Commission shall review and act upon only exterior features of a resource and shall not review and act upon interior arrangements unless specifically authorized to do so by the City Council or unless interior work will cause visible change to the exterior of the resource. The Commission shall not disapprove an application due to considerations not prescribed in subsection 399.205 (3) of Public Act 169 of 1970, as amended.

A permit shall be obtained before any work affecting the exterior appearance of a resource is performed within a historic district. The person, individual, partnership, firm, corporation, organization, institution, or agency of government proposing to do that work shall file an application for a permit with the inspector of buildings. Upon receipt of a complete application, the inspector of buildings shall immediately refer the application, along with all required supporting materials that make the application complete to the commission. A permit shall not be issued and proposed work shall not proceed until the Commission has acted on the application by issuing a Certificate of Appropriateness or a Notice to Proceed as prescribed in this Ordinance.

Based on the technical review of the Historic District Preservation Ordinance, Historic District Guidelines, and Zoning Ordinance, the recommendation of the Planning Division is issue a Notice to Proceed (HDC 20-23), permitting the demolition of the Historic property located at 124 Oliver Street.

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2018 FEB 22 PM 4:21

29216  
LIBER 51578 PAGE 581  
\$26.00 MISC RECORDING  
\$4.00 REINUMENTATION  
02/22/2018 04:29:47 P.M. RECEIPT# 20669  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS



## CITY OF PONTIAC BOARD OF APPEALS

### MEMORANDUM

TO: Inspection Services, City Clerk, and Court Reporter

From: Ben Tiseo, Board of Appeals, Acting Chairman

Date: February 21, 2018

RE: Enforcement #E 176207

Address: 124 Oliver Street

Parcel ID No. 14-21-331-016

Description: T3N, R10E, SEC 21 MODERN HOUSING CORPORATION ADDITION LOT 277

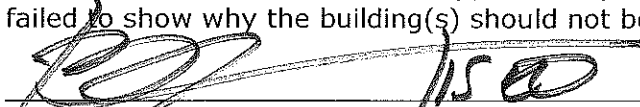
WHEREAS, this date and time, having been set for a public hearing before this Board to review the order of the Hearing Officer, relative to the property at 124 Oliver Street, (Single Family Dwelling), Pontiac, Michigan, Chairman called for comments or objections. Comments were heard.

WHEREAS, this date and time having been set for a public hearing to review the order of said Hearing Officer appointed and acting pursuant to Act 61 of the Public Acts of 1969, as amended, entered after hearing before him regarding 124 Oliver Street; and

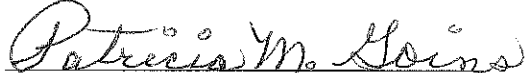
WHEREAS, due notice of said hearing having been given as required by said statute and the property owners/parties-in-interest having failed to show cause why the building should not be demolished, and;

NOW, THEREFORE, BE IT RESOLVED, that said property at 124 Oliver Street is hereby designated "Spot Slum & Blight" within the City of Pontiac;

BE IT FURTHER RESOLVED, that said property at 124 Oliver Street, shall be demolished pursuant to MCLA 125.538 et seq., based upon the fact that the property owners/parties-in-interest have failed to show why the building(s) should not be demolished.

  
Ben Tiseo, Board of Appeals, Acting Chairman

Subscribed and sworn to before me this 21<sup>st</sup> day of February, 2018.

  
Patricia M. Goins, Notary Public

GENESEE COUNTY (Acting in Oakland County), MICHIGAN  
My Commission expires: November 21, 2023

Drafted by: Jeffrey Bowdell  
When Recorded, return to:  
Pontiac Building Dept.  
47450 Woodward Ave.  
Pontiac, MI 48342

PATRICIA M. GOINS  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Nov. 21, 2023  
Acting in the County of *Oakland*

OK-LB



## CITY OF PONTIAC, MICHIGAN

## HEARING TESTIMONY

Address: 124 OLIVER STREET 14-21-331-016 Single family  
Name of Owner on Assessor's Roll: Lavern Anderson Fred Im

Name of Inspector: Robert Hudson & Dan Kolbe Date of Inspection: 2-7-18

**ORIGINAL HEARING:**

DATE NOTICE SENT: 1-5-18  
DATE NOTICE POSTED: 1-3-18  
DATE NOTICE HEARING: 1-17-18

**APPEALS BOARD HEARING:**

DATE NOTICE SENT: 2-8-18  
DATE NOTICE POSTED: 2-7-18  
DATE NOTICE HEARING: 2-21-18

**DATE PERMIT ISSUED:**

BUILDING: \_\_\_\_\_ PLUMBING: \_\_\_\_\_ MECHANICAL: \_\_\_\_\_ ELECTRICAL: \_\_\_\_\_

**STRUCTURE:**

NUMBER OF STRUCTURES: 2 APPROXIMATE SIZE: 1032 sf TYPE OF STRUCTURE: 2 Story/garage  
PROPERTY MAINTENANCE INSPECTION? YES NO  
CERT. OF OCCUPANCY/CERT. OF COMPLIANCE: YES NO DATE ISSUED: \_\_\_\_\_  
DATE OF CONDEMNATION/DANGEROUS BUILDING POSTING: 1-4-17  
REASON: Vacant Dilapidated structure.

**BUILDING(S) CONDITION:**

BUILDING PREMISES MAINTAINED IN ACCORDANCE WITH MCLA125.539? YES X NO

(IDENTIFY WHICH SUB SECTION(S) IS/ARE IN VIOLATION) B, C, D, E, F, G, H, I & J

VACANT: X YES NO VACANT OVER 180 DAYS? X YES NO

OPEN TO TRESPASS? YES X NO

**WHERE/DESCRIBE:**

OPEN TO ELEMENTS? X YES NO

WHERE/DESCRIBE: Eave structure rotted and missing. Broken windows.

FOR: SALE? LEASE? RENT? WITH LICENSED BROKER (CHECK ONE)

DILAPIDATED? X YES NO

DESCRIBE: Porch roof collapsing. Overhangs and eaves rotted and missing. Porch floor rotted.

EVIDENCE OF ATTRACTIVE NUISANCE? X YES NO PHOTOS AVAILABLE: X Y N

DESCRIBE: Overgrown X Debris X Unkempt Animal Undermining X Broken Windows X

OTHER DANGEROUS CONDITIONS PER STATE LAW? X YES NO PHOTOS AVAILABLE: X Y N

DESCRIBE: Railings missing. Abandoned vehicle.

BUILDING PREMISES MAINTAINED IN ACCORDANCE WITH IMPC? X YES NO

PHOTOS AVAILABLE: X Y N Gas Meter Gone Electric Meter On

DESCRIBE: SEC IMPC 301.1

**HEARING OFFICER ORDERED**

X BUILDING(S) DEMOLISHED IN THIRTY (30) DAYS  
BUILDING(S) OTHERWISE MADE SAFE AND SECURE IN THIRTY (30) DAYS  
BUILDING(S)/PREMISES MAINTAINED ACCORDING TO PROPERTY MAINTENANCE CODE  
DID THE OWNER APPEAR? YES NO

**ADDENDUM TO HEARING TESTIMONY FOR BOARD OF APPEALS:**

Date: 2-7-18 Inspector: Robert Hudson

HAS THE INSPECTOR CONTACTED OWNER AND RESULT: \_\_\_\_\_

INDICATE ANY CHANGE OF OWNERSHIP: \_\_\_\_\_

ANY CHANGE IN BUILDING(S) SINCE ABOVE DATE: Abandoned vehicle. (Neighbors.)

INSPECTOR'S RECOMMENDATIONS: Remain on the Demolition List



# CITY OF PONTIAC

## DEPARTMENT OF BUILDING SAFETY

47450 Woodward Avenue  
Pontiac, MI 48342  
248-758-2800 Fax 248-758-2827

09/27/2019

ANDERSON, LAVERN  
124 OLIVER ST  
PONTIAC, MI 48342-1551

**RE: 124 OLIVER ST - PI190165**

This letter serves as notice that on **09/27/2019** a code compliance inspection was performed by the City of Pontiac Department of Building Safety. During the inspection, the following violations were found:

**BUILDING, PLUMBING, ELECTRICAL AND MECHANICAL PERMITS REQUIRED:**

**\*\*\*HISTORIC DISTRICT HOME\*\*\***

**THIS HOME IS IN DISREPAIR AND APPEARS TO BE A COMPREHENSIVE REHABILITATION PROJECT. ALL WORK IS REQUIRED TO BE PERFORMED UNDER PERMITS AND IN COMPLIANCE OF THE MICHIGAN RESIDENTIAL CODE 2015. OWNER AND/OR CONTRACTORS ARE TO ABATE ANY AND ALL VIOLATIONS AS IT RELATES TO THESE PROVISIONS OF THE CODE. ALL INSPECTION APPROVALS NECESSARY UNDER THE MRC 2015 CODE AND IN CONJUNCTION OF THE CITY OF PONTIAC MUNICIPAL CODE ARE REQUIRED.**

**NOTES: THIS HOME HAS SAT VACANT AND IN DISREPAIR FOR OVER 10 YEARS AND IS IN COMPLETE SHAMBLES. THE ROOF STRUCTURE, EXTERIOR WALLS, FOUNDATION AND INTERIOR ELEMENTS OF THE HOME HAVE BEEN RAVAGED BY WATER INTRUSION AND IS FULL OF MOLD. A COMPLETE DESIGN PROFESSIONAL PLAN/ANALYSIS OF THE STRUCTURE AND PROPERTY IS REQUIRED FOR ANY APPLICATION FOR A BUILDING PERMIT TO BE REVIEWED. THIS INCLUDES MOLD REMEDIATION, HAZARDOUS MATERIALS SUCH AS ASBESTOS, VERMICULITE AND/OR ANY HAZARDOUS MATERIALS ON SITE. THE HOUSE WILL NEED A NEW FURNACE, HOT WATER HEATER, ELECTRICAL PANEL/WIRING/FIXTURES/DEVICES. NEW FIXTURES FOR PLUMBING, WATER SUPPLY LINES/DRAIN-WASTE ASSEMBLIES, ETC. ALL NEW INTERIOR FINISHES, FLOORING DOORS/HARDWARE, WINDOWS, STAIRWAYS TO UPPER LEVEL AS WELL AS TO THE BASEMENT. THE GARAGE**



# **CITY OF PONTIAC**

## **DEPARTMENT OF BUILDING SAFETY**

47450 Woodward Avenue

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248-758-2800 Fax 248-758-2827

**IS ALSO COMPLETELY DILAPIDATED AND WILL NEED TO BE REHABILITATED. EXTERIOR WEEDS/OVERGROWTH, JUNK/DEBRIS NEED CLEARING. PORCHES, DECKS AND STAIRS ALL NEED TO BE REPAIRED OR REPLACED.**

### **GENERAL IPMC CODE VIOLATIONS/NOTES:**

- 1. 305.3 INTERIOR SURFACES. ALL INTERIOR SURFACES, INCLUDING WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN AND SANITARY CONDITION. PEELING, CHIPPING, FLAKING OR ABRADED PAINT SHALL BE REPAIRED, REMOVED OR COVERED. CRACKED OR LOOSE PLASTER, DECAYED WOOD AND OTHER DEFECTIVE SURFACE CONDITIONS SHALL BE CORRECTED.**
- 2. 304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES. EVERY EXTERIOR STAIRWAY, DECK, PORCH AND BALCONY, AND ALL APPURTENANCES ATTACHED THERETO, SHALL BE MAINTAINED STRUCTURALLY SOUND, IN GOOD REPAIR, WITH PROPER ANCHORAGE AND CAPABLE OF SUPPORTING THE IMPOSED LOADS.**
- 3. 301.2 RESPONSIBILITY. THE OWNER OF THE PREMISES SHALL MAINTAIN THE STRUCTURES AND EXTERIOR PROPERTY IN COMPLIANCE WITH THESE REQUIREMENTS, EXCEPT AS OTHERWISE PROVIDED FOR IN THIS CODE. A PERSON SHALL NOT OCCUPY AS OWNER-OCCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY PREMISES WHICH ARE NOT IN A SANITARY AND SAFE CONDITION AND WHICH DO NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. OCCUPANTS OF A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT ARE RESPONSIBLE FOR KEEPING IN A CLEAN, SANITARY AND SAFE CONDITION THAT PART OF THE DWELLING UNIT, ROOMING UNIT, HOUSEKEEPING UNIT OR PREMISES WHICH THEY OCCUPY AND CONTROL.**
- 4. 304.14 INSECT SCREENS. DURING THE PERIOD FROM [04/01] TO [11/01], EVERY DOOR, WINDOW AND OTHER OUTSIDE OPENING REQUIRED FOR VENTILATION OF HABITABLE ROOMS, FOOD PREPARATION AREAS, FOOD SERVICE AREAS OR ANY AREAS WHERE PRODUCTS TO BE INCLUDED OR UTILIZED IN FOOD FOR HUMAN CONSUMPTION ARE PROCESSED, MANUFACTURED, PACKAGED OR STORED SHALL BE SUPPLIED WITH APPROVED TIGHTLY FITTING SCREENS OF NOT LESS THAN 16 MESH PER INCH (16 MESH PER 25 MM), AND EVERY SCREEN DOOR USED FOR INSECT CONTROL SHALL HAVE A SELF-CLOSING DEVICE IN GOOD WORKING CONDITION.**



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**5. 301.3 VACANT STRUCTURES AND LAND- ALL VACANT STRUCTURES AND PREMISES THEREOF OR VACANT LAND SHALL BE MAINTAINED IN A CLEAN, SAFE, SECURE AND SANITARY CONDITION AS PROVIDED HEREIN SO AS NOT TO CAUSE A BLIGHTING PROBLEM OR ADVERSELY AFFECT THE**

**6. 302.1 SANITATION- ALL EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY WHICH SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION.**

**7. 302.4 WEEDS. ALL PREMISES AND EXTERIOR PROPERTY SHALL BE MAINTAINED FREE FROM WEEDS OR PLANT GROWTH IN EXCESS OF 8". ALL NOXIOUS WEEDS SHALL BE PROHIBITED. WEEDS SHALL BE DEFINED AS ALL GRASSES, ANNUAL PLANTS AND VEGETATION, OTHER THAN TREES OR SHRUBS PROVIDED; HOWEVER, THIS TERM SHALL NOT INCLUDE CULTIVATED FLOWERS AND GARDENS. UPON FAILURE OF THE OWNER OR AGENT HAVING CHARGE OF A PROPERTY TO CUT AND DESTROY WEEDS AFTER SERVICE OF A NOTICE OF VIOLATION, THEY SHALL BE SUBJECT TO PROSECUTION IN ACCORDANCE WITH SECTION 106.3 AND AS PRESCRIBED BY THE AUTHORITY HAVING JURISDICTION. UPON FAILURE TO COMPLY WITH THE NOTICE OF VIOLATION, ANY DULY AUTHORIZED EMPLOYEE OF THE JURISDICTION OR CONTRACTOR HIRED BY THE JURISDICTION SHALL BE AUTHORIZED TO ENTER UPON THE PROPERTY IN VIOLATION AND CUT AND DESTROY THE WEEDS GROWING THEREON, AND THE COSTS OF SUCH REMOVAL SHALL BE PAID BY THE OWNER OR AGENT RESPONSIBLE FOR THE PROPERTY.**

**8. 302.5 RODENT HARBORAGE- ALL STRUCTURES AND EXTERIOR PROPERTY SHALL BE KEPT FREE FROM RODENT HARBORAGE AND INFESTATION. WHERE RODENTS ARE FOUND, THEY SHALL BE PROMPTLY EXTERMINATED BY APPROVED PROCESSES WHICH WILL NOT BE INJURIOUS TO HUMAN HEALTH. AFTER EXTERMINATION, PROPER PRECAUTIONS SHALL BE TAKEN TO ELIMINATE RODENT HARBORAGE AND PREVENT RE-INFESTATION.**

**9. 302.7 ACCESSORY STRUCTURES- ALL ACCESSORY STRUCTURES, INCLUDING DETACHED GARAGES, FENCES AND WALLS, SHALL BE MAINTAINED STRUCTURALLY SOUND AND IN GOOD REPAIR. 304.1 GENERAL- THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR,**





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**STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.**

**10. 304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES- EVERY EXTERIOR STAIRWAY, DECK, PORCH AND BALCONY, AND ALL APPURTENANCES ATTACHED THERETO, SHALL BE MAINTAINED STRUCTURALLY SOUND, IN GOOD REPAIR, WITH PROPER ANCHORAGE AND CAPABLE OF SUPPORTING THE IMPOSED LOADS.**

**11. 304.11 CHIMNEYS AND TOWERS- ALL CHIMNEYS, COOLING TOWERS, SMOKE STACKS, AND SIMILAR APPURTENANCES SHALL BE MAINTAINED STRUCTURALLY SAFE AND SOUND, AND IN GOOD REPAIR.**

**12. 304.12 HANDRAILS AND GUARDS- EVERY HANDRAIL AND GUARD SHALL BE FIRMLY FASTENED AND CAPABLE OF SUPPORTING NORMALLY IMPOSED LOADS AND SHALL BE MAINTAINED IN GOOD CONDITION.**

**13. 304.13 WINDOW, SKYLIGHT AND DOOR FRAMES- EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.**

**14. 304.13.1 GLAZING- ALL GLAZING MATERIALS SHALL BE MAINTAINED FREE FROM CRACKS AND HOLES.**

**15. 304.13.2 OPENABLE WINDOWS- EVERY WINDOW, OTHER THAN A FIXED WINDOW, SHALL BE EASILY OPENABLE AND CAPABLE OF BEING HELD IN POSITION BY WINDOW HARDWARE.**

**16. 304.2 PROTECTIVE TREATMENT- ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES SHALL BE MAINTAINED IN GOOD CONDITION.[F] 304.3 PREMISES IDENTIFICATION- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.**

**17. 304.5 FOUNDATION WALLS- ALL FOUNDATION WALLS SHALL BE MAINTAINED PLUMB AND FREE FROM OPEN CRACKS AND BREAKS AND SHALL BE KEPT IN SUCH CONDITION SO AS TO PREVENT THE ENTRY OF RODENTS AND OTHER PESTS.**



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**18. 304.6 EXTERIOR WALLS- ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS; AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.**

**19. 304.7 ROOFS AND DRAINAGE- THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. 305.5 HANDRAILS AND GUARDS- EVERY HANDRAIL AND GUARD SHALL BE FIRMLY FASTENED AND CAPABLE OF SUPPORTING NORMALLY IMPOSED LOADS AND SHALL BE MAINTAINED IN GOOD CONDITION.**

**20. 305.6 INTERIOR DOORS- EVERY INTERIOR DOOR SHALL FIT REASONABLY WELL WITHIN ITS FRAME AND SHALL BE CAPABLE OF BEING OPENED AND CLOSED BY BEING PROPERLY AND SECURELY ATTACHED TO JAMBS, HEADERS OR TRACKS AS INTENDED BY THE MANUFACTURER OF THE ATTACHMENT HARDWARE.**

**21. 403.2 BATHROOMS AND TOILET ROOMS. EVERY BATHROOM AND TOILET ROOM SHALL COMPLY WITH THE VENTILATION REQUIREMENTS FOR HABITABLE SPACES AS REQUIRED BY SECTION 403.1, EXCEPT THAT A WINDOW SHALL NOT BE REQUIRED IN SUCH SPACES EQUIPPED WITH A MECHANICAL VENTILATION SYSTEM. AIR EXHAUSTED BY A MECHANICAL VENTILATION SYSTEM FROM A BATHROOM OR TOILET ROOM SHALL DISCHARGE TO THE OUTDOORS AND SHALL NOT BE RECIRCULATED.**

**22. 501.2 RESPONSIBILITY. THE OWNER OF THE STRUCTURE SHALL PROVIDE AND MAINTAIN SUCH PLUMBING FACILITIES AND PLUMBING FIXTURES IN COMPLIANCE WITH THESE REQUIREMENTS. A PERSON SHALL NOT OCCUPY AS OWNER-OCCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY ANY STRUCTURE OR PREMISES WHICH DOES NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.**

**23. 502.1 DWELLING UNITS. EVERY DWELLING UNIT SHALL CONTAIN ITS OWN BATHTUB OR SHOWER, LAVATORY, WATER CLOSET AND KITCHEN SINK WHICH SHALL BE MAINTAINED IN A SANITARY, SAFE WORKING CONDITION. THE LAVATORY SHALL BE PLACED IN THE SAME ROOM AS THE WATER CLOSET OR LOCATED IN CLOSE PROXIMITY TO THE DOOR LEADING DIRECTLY INTO THE ROOM IN WHICH SUCH WATER CLOSET IS LOCATED. A KITCHEN SINK SHALL NOT BE USED AS A SUBSTITUTE FOR THE REQUIRED LAVATORY.**



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**24. 504.1 GENERAL- ALL PLUMBING FIXTURES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN WORKING ORDER, AND SHALL BE KEPT FREE FROM OBSTRUCTIONS, LEAKS AND DEFECTS AND BE CAPABLE OF PERFORMING THE FUNCTION FOR WHICH SUCH PLUMBING FIXTURES ARE DESIGNED. ALL PLUMBING FIXTURES SHALL BE MAINTAINED IN A SAFE, SANITARY AND FUNCTIONAL CONDITION.**

**25. 504.3 PLUMBING SYSTEM HAZARDS. WHERE IT IS FOUND THAT A PLUMBING SYSTEM IN A STRUCTURE CONSTITUTES A HAZARD TO THE OCCUPANTS OR THE STRUCTURE BY REASON OF INADEQUATE SERVICE, INADEQUATE VENTING, CROSS CONNECTION, BACK SIPHON-AGE, IMPROPER INSTALLATION, DETERIORATION OR DAMAGE OR FOR SIMILAR REASONS, THE CODE OFFICIAL SHALL REQUIRE THE DEFECTS TO BE CORRECTED TO ELIMINATE THE HAZARD.**

**26. 505.1 GENERAL- EVERY SINK, LAVATORY, BATHTUB OR SHOWER, DRINKING FOUNTAIN, WATER CLOSET OR OTHER PLUMBING FIXTURE SHALL BE PROPERLY CONNECTED TO EITHER A PUBLIC WATER SYSTEM OR TO AN APPROVED PRIVATE WATER SYSTEM. ALL KITCHEN SINKS, LAVATORIES, LAUNDRY FACILITIES, BATHTUBS AND SHOWERS SHALL BE SUPPLIED WITH HOT OR TEMPERED AND COLD RUNNING WATER IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE.**

**27. 505.3 SUPPLY- THE WATER SUPPLY SYSTEM SHALL BE INSTALLED AND MAINTAINED TO PROVIDE A SUPPLY OF WATER TO PLUMBING FIXTURES, DEVICES AND APPURTENANCES IN SUFFICIENT VOLUME AND AT PRESSURES ADEQUATE TO ENABLE THE FIXTURES TO FUNCTION PROPERLY, SAFELY, AND FREE FROM DEFECTS AND LEAKS.**

**28. 506.1 GENERAL- ALL PLUMBING FIXTURES SHALL BE PROPERLY CONNECTED TO EITHER A PUBLIC SEWER SYSTEM OR TO AN APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM.**

**29. 601.1 SCOPE- THE PROVISIONS OF THIS CHAPTER SHALL GOVERN THE MINIMUM MECHANICAL AND ELECTRICAL FACILITIES AND EQUIPMENT TO BE PROVIDED.**

**30. 602.2 RESIDENTIAL OCCUPANCIES. DWELLINGS SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 F (20 C) IN ALL HABITABLE ROOMS, BATHROOMS AND TOILET ROOMS BASED ON THE WINTER OUTDOOR DESIGN TEMPERATURE FOR THE LOCALITY INDICATED IN APPENDIX D OF THE INTERNATIONAL**



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**PLUMBING CODE. COOKING APPLIANCES SHALL NOT BE USED TO PROVIDE SPACE HEATING TO MEET THE REQUIREMENTS OF THIS SECTION.**

**31. 603.1 MECHANICAL APPLIANCES- ALL MECHANICAL APPLIANCES, FIREPLACES, SOLID FUEL-BURNING APPLIANCES, COOKING APPLIANCES AND WATER HEATING APPLIANCES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN A SAFE WORKING CONDITION, AND SHALL BE CAPABLE OF PERFORMING THE INTENDED FUNCTION.**

**32. 605.1 INSTALLATION- ALL ELECTRICAL EQUIPMENT, WIRING AND APPLIANCES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN A SAFE AND APPROVED MANNER.**

**33. 704.2 SMOKE ALARMS. MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED IN GROUPS R-2, R-3, R-4 AND IN DWELLINGS NOT REGULATED IN GROUP R OCCUPANCIES, REGARDLESS OF OCCUPANT LOAD AT ALL OF THE FOLLOWING LOCATIONS:**

**1. ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.**

**2. IN EACH ROOM USED FOR SLEEPING PURPOSES.**

**3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS AND CELLARS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.**

**MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN OTHER GROUPS IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE.**

**34. CARBON MONOXIDE DETECTORS SHALL BE PLACED IN ACCORDANCE WITH MRC 2015 CODE.**

**The following permits are required to correct these violations:**

☒ **BUILDING**  
☒ **PLUMBING**  
☒ **ELECTRICAL**  
☒ **MECHANICAL**





# **CITY OF PONTIAC**

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**Pontiac, MI 48342**

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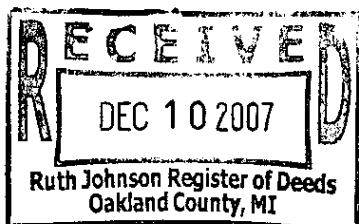
Please submit your application for building permit(s) to the Department of Building Safety within (30) thirty days of receiving this notice. If you have any questions, please contact the Department of Building Safety and Planning at 248-758-2800.

Sincerely,

DAVID MORAN

Building Inspector

City of Pontiac/Wade Trim



256801

LIBER 39835 PAGE 208

\$13.00 MISC RECORDING

\$4.00 REMONUMENTATION

12/13/2007 09:41:04 A.M. RECEIPT# 125039

PAID RECORDED - OAKLAND COUNTY  
RUTH JOHNSON, CLERK/REGISTER OF DEEDS**MEMORANDUM OF LAND CONTRACT****Drafted By:**Fred Im  
415 Newark #7F  
Hoboken, NJ 07030**Return To:**Lavern Anderson  
124 Oliver Street  
Pontiac, MI 48342**Tax Parcel No.:**

14-21-331-016

**File Number:**

242280

*This Memorandum of Land Contract* entered into on this December 04, 2007, by and between: **Fred Im, a single man**, whose address is 415 Newark #7F, Hoboken, NJ 07030, hereinafter referred to as "Seller" and **Lavern Anderson, a single man**, whose address is 124 Oliver Street, Pontiac, MI 48342, hereinafter referred to as "Purchaser".

***Witnesseth:***

The Purchaser and Seller have entered into a Land Contract of even date herewith and they desire to enter into this Memorandum of Land Contract to give record notice of the existence of said Land Contract. In consideration of the premises and other good and valuable consideration, the Seller, acknowledges and agrees that the property described below was sold to the Purchaser on Land Contract of even date:

Land in the City of Pontiac, County of Oakland, State of Michigan, described as follows:

Lot 277 of MODERN HOUSING CORPORATION ADDITION according to the plat thereof recorded in Liber 20 of Plats, page 22 of Oakland County Records.

More commonly known as: **124 Oliver Street, Pontiac, MI 48342**

The purpose of this Memorandum of Land Contract is to give record notice of the existence of the aforesaid Land Contract.

In Witness Whereof, the parties have executed this Memorandum of Land Contract and have caused their hands and seals to be affixed hereto the day and year first written.

**O.K. - A.N.**

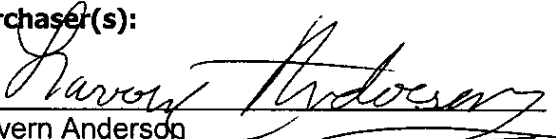
**Metropolitan Title Company,**  
a division of First American Title

LIBER39835 PG209

Seller(s):

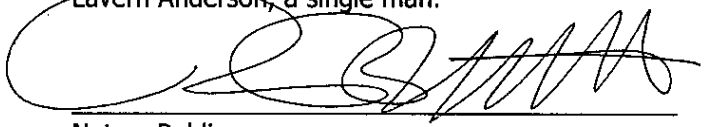
  
Fred Im

Purchaser(s):

  
Lavern Anderson

NEW JERSEY  
State of Michigan  
County of ~~DEKALB~~  
HUDSON

The foregoing instrument was acknowledged before me this December 04, 2007 by Fred Im, a single man and Lavern Anderson, a single man.



Notary Public:  
Notary County/State: 1 HUDSON / NEW JERSEY  
County Acting In:  
Commission Expires: 02/20/2012

Ramella Halyder  
Notary Public  
State of New Jersey  
My Commission Expires 2/20/2012



# 124 OLIVER STREET

CITY OF PONTIAC		CITY OF
NOTICE OF HEARING BEFORE THE BOARD OF APPEALS		NOTICE OF HEARING BEF
TO: Lavern Anderson 124 Oliver Street Pontiac, MI 48342	RE: 124 OLIVER STREET 14-21-331-016 T3N, R10E, SEC 21 MODERN HOUSING CORPORATION ADDITION LOT 277 Single Family Dwelling	TO: Fred Im 415 Newark #7F Hoboken, NJ 07030
A Report and Order of the dangerous buildings, Hearing Officer for the City of Pontiac has been filed with the City of Pontiac Building Safety Department. An order was entered on <u>JANUARY 17, 2018</u> , requiring that the building(s) on the above premises be demolished within <u>30 days</u> .		A Report and Order of the dangerous bu Pontiac has been filed with the City of Po order was entered on <u>JANUARY 17, 2018</u> , req premises be demolished within <u>30 days</u> .
<u>NOTICE IS HEREBY GIVEN</u> , that a Hearing will be held before the City of Pontiac Board of Appeals, at its special meeting on <u>WEDNESDAY, FEBRUARY 21, 2018 AT 5:00 P.M.</u> , in the City of Pontiac City Hall, 47450 Woodward Pontiac, Michigan, at which time the Board of Appeals will review the findings of the Hearing Officer, and opportunity will be afforded to show cause why said building(s) should be otherwise made safe or demolished.		<u>NOTICE IS HEREBY GIVEN</u> , that a Hearing w Board of Appeals, at its special meeting on <u>5:00 P.M.</u> , in the City of Pontiac City Hall, 474 which time the Board of Appeals will review th opportunity will be afforded to show caus otherwise made safe or demolished.
If the Board of Appeals affirms the Hearing Officer's Order, the work required will be undertaken by the City and the cost thereof assessed according to Law.		If the Board of Appeals affirms the Hearing Offi be undertaken by the City and the cost thereof a
CITY OF PONTIAC BUILDING SAFETY 248-758-2800		CITY OF PONTIAC BUILDING SAFETY 248-758-2800

02/07/2018

















28/07/2020 12:46





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