

PONTIAC CITY HISTORIC DISTRICT

TUESDAY – March 10, 2020 - 6:00 P.M.

LION'S DEN – 1st FLOOR

47450 WOODWARD AVENUE – PONTIAC, MICHIGAN

AGENDA

1. CALL TO ORDER:
2. ROLL CALL:
3. COMMUNICATIONS:
4. MINUTES FOR REVIEW: February 11, 2020 Minutes
5. HISTORIC DISTRICT REVIEW:

5.1. HDC 20-05

Address	198 E. Iroquois
Parcel Number	64-14-30-483-011
Applicant	Jeff Rosetto
Historic District	Seminole Hills
Proposed Application	Rear Home Kitchen Addition

5.2. HDC 20-06

Address	654 N Perry
Parcel Number	64-14-21-377-007
Applicant	Rodriguez Perry
Historic District	GM Modern Housing
Proposed Application	Roof Shingle Replacement

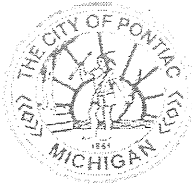
5.3. HDC 20-07

Address	658 N Perry
Parcel Number	64-14-21-377-006
Applicant	Rodriguez Perry
Historic District	GM Modern Housing
Proposed Application	Roof Shingle Replacement

6. UNFINISHED BUSINESS:

7. NEW BUSINESS:

8. PUBLIC COMMENTS:



CITY OF PONTIAC
Department of Building Safety & Planning
PLANNING DIVISION

Mayor Deirdre Waterman

MARCH 6, 2020

TO: HISTORIC DISTRICT COMMISSION

FROM: DONOVAN SMITH, CITY PLANNER
PLANNING DIVISION

SUBJECT: HDC 20-05 HISTORIC DISTRICT COMMISSION
198 E. IROQUOIS, PONTIAC, MI 48342
SEMINOLE HILLS HOUSING HISTORIC DISTRICT

Please be advised that the City of Pontiac Planning Division has conducted a technical review of Historic District Application (HDC 20-05), for a rear single-story expansion and kitchen addition of the existing residential home, located at 198 E. Iroquois.

The applicant's proposal before the Historic District Commissions is for installation of an additional 462 SF of residential floor space, to be located along the rear face of the home. The expansion enlarges the interior kitchen, laundry, and den living spaces. The conducted technical review of the proposed expansion, and has indicated compliance with the Secretary of the Interior's Standards for Rehabilitation and the City of Pontiac's Historic District Commission review criteria. The applicant will need to further demonstrate the use of materials that comply with present historic materials on the structure and construction plans that do not negatively affect or alter existing historic materials.

Per the City of Pontiac Zoning Ordinance, the proposed expansion does encroach into the rear yard setback, of which requires no construction within 35' feet of the rear property line. Following the approval of the home expansion, the applicant will also be required to appear before the Zoning Board of Appeals to request a Dimensional Variance of the rear yard setback.

The Historic District Commission will authorize the approval of property additions, which comply with the following conditions;

- 1) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 2) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 3) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- 4) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment

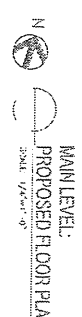
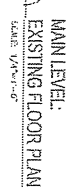
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved

Based on the technical review of (HDC 20-05), the Historic District Preservation Ordinance, Historic District Guidelines, and the Pontiac Zoning Ordinance, the recommendation of the Planning Division to the Historic District Commission is to provide the applicant a Notice to Proceed for the Zoning Board of Appeals and Construction Drawings submission, and to require the Historic District Commission issue a Certificate of Appropriateness after review and approval of final elevations and materials of the exterior home addition.

REVIEWED UNDER:
2015 MICHIGAN RESIDENTIAL CODE &
2015 MICHIGAN UNIFORM ENERGY CODE

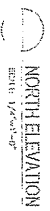
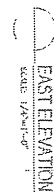
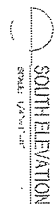
NOTES:

1. INHIBIT ALARMS TO CODE: ALL INHIBIT ALARMS TO BE ELECTRONICALLY INTERCONNECTED WITH A BATTERY BACKUP
2. RAIS-1 Carbon monoxide alarm. For new construction, an approved carbon monoxide alarm shall be treated outside of each separate sleeping area in the immediate vicinity of the entrance to *dwelling units* within which *fuel-fired appliances* are installed, and in dwelling units that have attached garages.
3. ELECTRICAL AND TO CODE



had the strongest health, taking care of business, etc., and he, J. H. Kent, copy of the letter from the President of the American Medical Association, as received in 1897, is of 1744, page 12, of the original copy.

2024 2023 2022 2021 2020 2019 2018 2017 2016 2015 2014 2013 2012 2011 2010 2009 2008 2007 2006 2005 2004 2003 2002 2001 2000 1999 1998 1997 1996 1995 1994 1993 1992 1991 1990 1989 1988 1987 1986 1985 1984 1983 1982 1981 1980 1979 1978 1977 1976 1975 1974 1973 1972 1971 1970 1969 1968 1967 1966 1965 1964 1963 1962 1961 1960 1959 1958 1957 1956 1955 1954 1953 1952 1951 1950 1949 1948 1947 1946 1945 1944 1943 1942 1941 1940 1939 1938 1937 1936 1935 1934 1933 1932 1931 1930 1929 1928 1927 1926 1925 1924 1923 1922 1921 1920 1919 1918 1917 1916 1915 1914 1913 1912 1911 1910 1909 1908 1907 1906 1905 1904 1903 1902 1901 1900 1899 1898 1897 1896 1895 1894 1893 1892 1891 1890 1889 1888 1887 1886 1885 1884 1883 1882 1881 1880 1879 1878 1877 1876 1875 1874 1873 1872 1871 1870 1869 1868 1867 1866 1865 1864 1863 1862 1861 1860 1859 1858 1857 1856 1855 1854 1853 1852 1851 1850 1849 1848 1847 1846 1845 1844 1843 1842 1841 1840 1839 1838 1837 1836 1835 1834 1833 1832 1831 1830 1829 1828 1827 1826 1825 1824 1823 1822 1821 1820 1819 1818 1817 1816 1815 1814 1813 1812 1811 1810 1809 1808 1807 1806 1805 1804 1803 1802 1801 1800 1799 1798 1797 1796 1795 1794 1793 1792 1791 1790 1789 1788 1787 1786 1785 1784 1783 1782 1781 1780 1779 1778 1777 1776 1775 1774 1773 1772 1771 1770 1769 1768 1767 1766 1765 1764 1763 1762 1761 1760 1759 1758 1757 1756 1755 1754 1753 1752 1751 1750 1749 1748 1747 1746 1745 1744 1743 1742 1741 1740 1739 1738 1737 1736 1735 1734 1733 1732 1731 1730 1729 1728 1727 1726 1725 1724 1723 1722 1721 1720 1719 1718 1717 1716 1715 1714 1713 1712 1711 1710 1709 1708 1707 1706 1705 1704 1703 1702 1701 1700 1699 1698 1697 1696 1695 1694 1693 1692 1691 1690 1689 1688 1687 1686 1685 1684 1683 1682 1681 1680 1679 1678 1677 1676 1675 1674 1673 1672 1671 1670 1669 1668 1667 1666 1665 1664 1663 1662 1661 1660 1659 1658 1657 1656 1655 1654 1653 1652 1651 1650 1649 1648 1647 1646 1645 1644 1643 1642 1641 1640 1639 1638 1637 1636 1635 1634 1633 1632 1631 1630 1629 1628 1627 1626 1625 1624 1623 1622 1621 1620 1619 1618 1617 1616 1615 1614 1613 1612 1611 1610 1609 1608 1607 1606 1605 1604 1603 1602 1601 1600 1599 1598 1597 1596 1595 1594 1593 1592 1591 1590 1589 1588 1587 1586 1585 1584 1583 1582 1581 1580 1579 1578 1577 1576 1575 15	
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EXTERIOR ELEVATIONS 10-122 09.13.19 A-2		JACKMAN OSTROFF & ASSOCIATES 100 EAST FLORENCE PORTLAND, OREGON 97201 TEL: 503.222.1111 FAX: 503.222.1112		A PROPOSED RENOVATION/RECONSTRUCTION FOR ROSETTO RESIDENCE 100 EAST FLORENCE PORTLAND, OREGON 97201		REVISIONS NO. DATE BY	
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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: 198 E. IROQUOIS

Sidwell Number: _____

Office Use Only

PF Number: HDC 20-05

Date: 1-31-20

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)

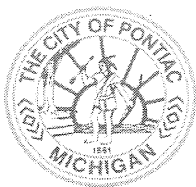
Name	JAMIE CRAIG / RENAISSANCE RESTORATIONS		
Address	211 E. MERRILL #307		
City	BIRMINGHAM, MI 48009		
State	MI		
ZIP Code	48009		
Telephone	Main: 248-259-6147	Cell: 313-585-7852	Fax: N/A
E-Mail	JAMIE.CRAIG@GMAIL.COM		

Property Owner (please print or type)

Name	JEFF ROSETTO		
Address	198 E. IROQUOIS		
City	PONTIAC		
State	MI		
ZIP Code	48341		
Telephone	Main: 248-820-2146	Cell:	Fax:
E-Mail			

Project and Property Information

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



CITY OF PONTIAC
Department of Building Safety & Planning
PLANNING DIVISION

Mayor Deirdre Waterman

MARCH 6, 2020

TO: HISTORIC DISTRICT COMMISSION

FROM: DONOVAN SMITH, CITY PLANNER
PLANNING DIVISION

SUBJECT: HDC 20-06 HISTORIC DISTRICT COMMISSION
658 N. PERRY, PONTIAC, MI 48342
GM MODERN HOUSING HISTORIC DISTRICT

Please be advised that the City of Pontiac Planning Division has conducted a technical review on Historic District Application (HDC 20-06), for shingle roof replacement for the home location at 658 N Perry. The applicant's proposal before the Historic District Commissions is for the replacement of historic roof materials, identified as Slate. On January 28, 2020, Pontiac Code Enforcement ticketed the active contractors working on the home exterior, for working and replacing roof materials without acquiring the required and necessary permitting. The proposed work for Slate replacement has been completed, and replaced with a 3 dimensional asphalt shingle. In the Historic District, Slate Roof Shingles are historically contributing and are not permitted for removal unless it is determined that repair of materials creates a potential hardship.

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

For the Historic District Commission to approve roof replacements of historic roofs, the applicant must provide evidence that the roof cannot be repaired. Applicant must provide samples of replacement materials, if appropriate. This requirement will allow the Commission to ensure compliance with review criteria #5 and #7 of the Roof Replacement Guidelines.

The Historic District Commission will authorize the approval of roof repair/replacement under the following conditions, in order of desirability:

- 1) Repair of Existing Roof
- 2) Replace with Like (original is damaged beyond repair) a. Use of the same materials
 - i) Matching existing configuration – an example, slate that is laid in a specific pattern
- 3) When damaged beyond repair, replacement with synthetic shingles or other materials that closely mimic the appearance of original materials in color, thickness, and surface finish, sheen, etc.

Based on the technical review of the Historic District Preservation Ordinance, Historic District Guidelines, and Zoning Ordinance, the proposed work was completed without permit approval from the Historic District Commission and the Building Department. The recommendation of the Planning Division is to deny (HDC 20-06), and allow the Planning Division to issue a Notice to Proceed when the applicant submits a roof shingle material that complies with the Roof Replacement Guidelines (3), similar in appearance, pattern, or synthetic shingle, or to issue a Certificate of Appropriateness for the installation of replacement Slate Roof Shingles. Shingle replacement must be completed prior to January 1, 2022, or the fines may be imposed to the homeowner.



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:

658 N. Perry

Sidwell Number: 64-14-21-377-006 & 64-14-21-377-006

Office Use Only

PF Number: HDC 20-06

Date: 02/07/2020

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	Rodriguez Perry		
Address	3700 Sarah Springs Trl		
City	Flower Mound		
State	TX		
ZIP Code	75022		
Telephone	Main: 832-257-0896	Cell: SAME	Fax:
E-Mail	riguez711@gmail.com		

Property Owner (please print or type)

Name	Rodriguez Perry <i>Perry Investment Holdings</i>		
Address	3700 Sarah Springs Trl		
City	Flower Mound		
State	TX		
ZIP Code	75022		
Telephone	Main: 832-257-0896	Cell: SAME	Fax:
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Project and Property Information

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☒ 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:

1. Replace damaged roof with new 3 dimensional shingles to match previous shingles.

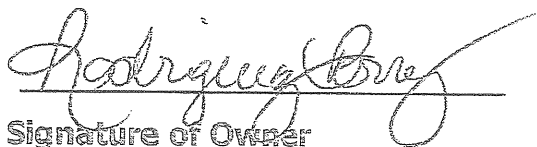
Brown and charcoal for 658 and Blue and charcoal for 654.

2. Repair porch handrails and some damaged floor boards on both homes.

3. Construct new asphalt driveway for both homes that are currently dirt, grass and non-distinct

4. Add gutters to both homes

(Attach additional pages as necessary)



Signature of Owner

Signature of Applicant

State of Michigan
County of Oakland

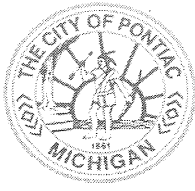
On this _____ day of _____, A.D., 20____, before me personally appeared the above named person, who being duly sworn, stated he/she has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters therein 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: _____









CITY OF PONTIAC
Department of Building Safety & Planning
PLANNING DIVISION

Mayor Deirdre Waterman

MARCH 6, 2020

TO: HISTORIC DISTRICT COMMISSION

FROM: DONOVAN SMITH, CITY PLANNER
PLANNING DIVISION

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GM MODERN HOUSING HISTORIC DISTRICT

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F: 248.758.2827

Property/Project Address: 654 N. Perry

Sidwell Number: 64-14-21-377-006 & 64-14-21-377-006

Date: 02/07/2020

Office Use Only

PF Number: HDC 20-07

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3. Construct new asphalt driveway for both homes that are currently dirt, grass and non-distinct

4. Add gutters to both homes

(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: _____





