

CITY OF PONTIAC

Pontiac Michigan 48342
Department of Building Safety & Planning
248-758-2800/FAX 248-758-2827

Historic District Commission

TUESDAY – August 10, 2021 - 6:00 P.M.

47455 Woodward, Pontiac. City Hall | Lion's Den

AGENDA

1. CALL TO ORDER:
2. ROLL CALL:
3. COMMUNICATIONS:
4. MINUTES FOR REVIEW: TBD
5. HISTORIC DISTRICT REVIEW:
6. UNFINISHED BUSINESS:
7. NEW BUSINESS:
 - 7.1 HDC 21-21 - 148 Ottawa – New Residential Home Construction
8. PUBLIC COMMENTS:



CITY OF PONTIAC

Department of Planning & Zoning
248-758-2800/FAX 248-758-2827

Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. 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.
3. 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.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. 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.
10. 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.



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New Construction within the Boundaries of Historic Properties

It is possible to add new construction within the boundaries of historic properties if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site. According to the Secretary of the Interior's Standards for Rehabilitation – Standard 9 in particular – and the Guidelines for Rehabilitating Historic Buildings, new construction needs to be built in a manner that protects the integrity of the historic building(s) and the property's setting.

In addition, the following must be considered:

- Related new construction – including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of a property. A property's historic function must be evident even if there is a change of use.
- The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.
- Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site. This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.
- In properties with multiple historic buildings, the historic relationship between buildings must also be protected. Contributing buildings must not be isolated from one another by the insertion of new construction.
- As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.
- The limitations on the size, scale, and design of new construction may be less critical the farther it is located from historic buildings.
- As with additions, maximizing the advantage of existing site conditions, such as wooded areas or drops in grade, that limit visibility is highly recommended.
- Historic landscapes and significant view sheds must be preserved. Also, significant archeological resources should be taken into account when evaluating the placement of new construction, and, as appropriate, mitigation measures should be implemented if the archeological resources will be disturbed.



CITY OF PONTIAC

Department of Building Safety & Planning
248-758-2800/FAX 248-758-2827

August 3, 2021

To: Pontiac Historic District Commission

From: Donovan Smith, City Planner

Date: August 2, 2021

Subject – New Construction – 148 Ottawa Dr. – HDC 21-21

The subject property, 148 Ottawa, formerly a 4,650 sq.ft. Tudor-Style single family home located at the intersection of Ottawa Dr. and Iroquois St. Located in the Seminole Hills Historic District, the structure was demolished following a house fire in November 2020. The remaining structures on the property include rod-iron fencing, concrete steps, and the existing historic garage.

The applicant/contractor VIP Restoration, LLC has made petition to the Historic District Commission to construct a 2,222 sq.ft., 2-story home on the subject property. The Planning Division has conducted a review of the criteria for Historic District Appropriateness, and the Secretary Standards for Rehabilitation from Department of Interior. The proposed new construction should also be consistent with the standards approved in the City of Pontiac Ordinance for Historic Preservation.

Contributing Characteristics

1. Tudor Architectural Style
2. Original Wood Framed Windows
3. 1st Floor Brick and Detail-Work
4. 2nd Floor Exterior Exposed Wood & plaster
5. Gable Pitch Roof
6. Bay Windows
7. Arch Tudor Style Front Door
8. Cornerstone Quoins
9. Vertical Exposed Wood Elements

Standard 9 - Secretary's Standards for Rehabilitation

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.

New Construction Review Criteria

- Related new construction – including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of a property. A property's historic function must be evident even if there is a change of use.
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Massing, Size, Scale, and Architectural Features

- Height – The Proposed structure is similar height of the former structure of 2-stories. **[MEETS]**
- Width – The Proposed structure is not similar in width **[NO MEETS]**
- Proportion of Principal Facades – The structure does not maintain a proportionate front facade similar to the former building. **[NO MEETS]**
- Roof Shape – The proposed structure does not match the historic roof pitch and gable. **[NO MEETS]**

- Composition of Principal Façade – The front façade of the proposed structure does not reflect the identified historical contributing characters. **[NO MEETS]**
- Rhythm and Proportion of Openings – Pattern and opening design elements are not reflected in the proposed home design. **[NO MEETS]**
- Rhythm of Entrance Porches and other Projections – Proposed Porch and Windows do not reflect the characteristics of the former building. **[NO MEETS]**
- Relationship of Materials, Texture, and Color – The architectural style, and use of materials do not reflect the contributing characters of the former structure. **[NO MEETS]**

Recommendation

The Planning Division recommends to the Historic District Commission to Deny HDC 21-21, for the new construction of a single family home, proposed at 148 Ottawa Dr. The Planning Division recommends to the applicant to resubmit housing construction plans that reflect the comments and review criteria mentioned in the Planner's Report.

ISSUED FOR	DATE
BUILDING PERMIT	07/29/2020

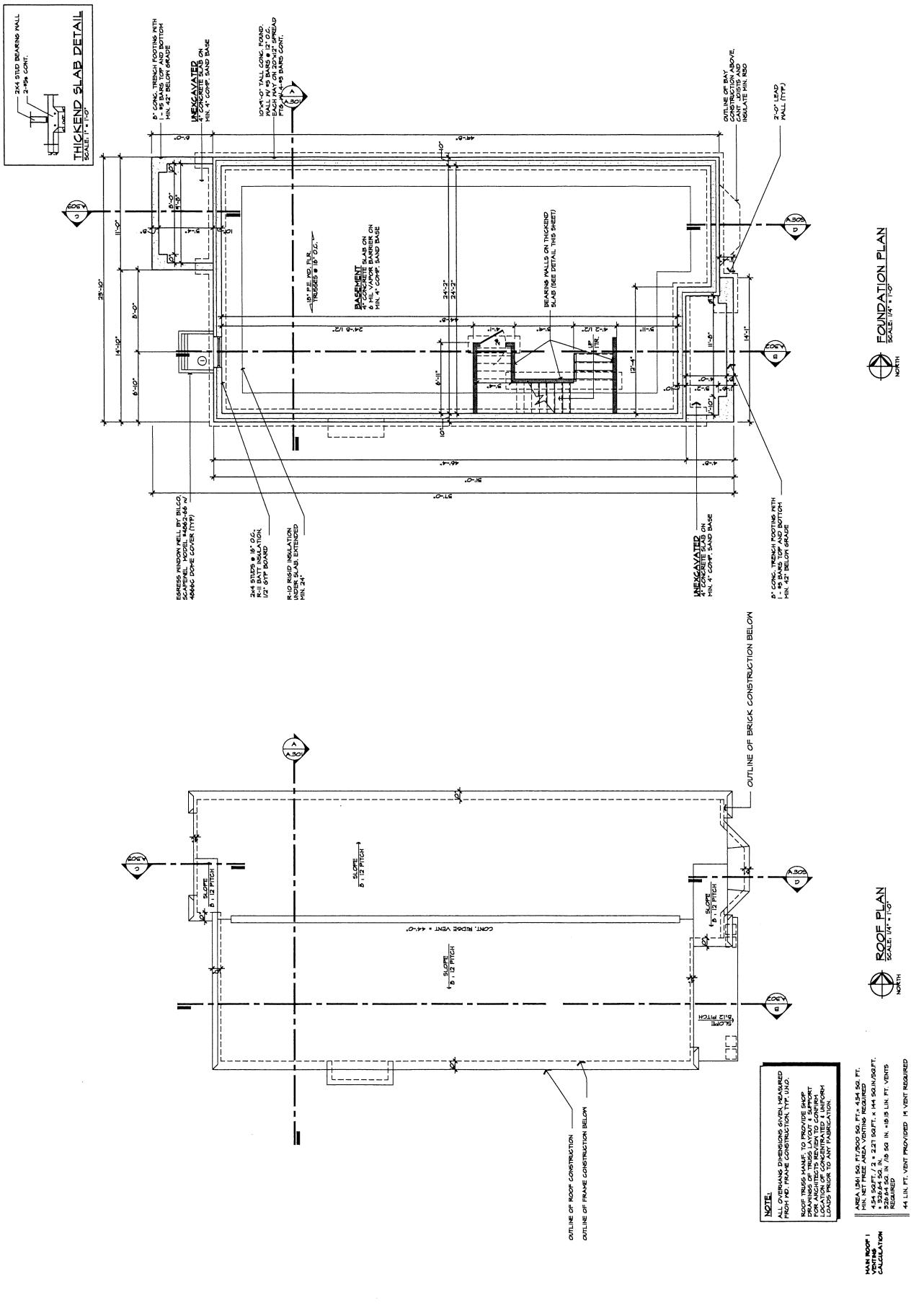
ARCHITECTURAL
DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
G.A.V. ASSOCIATES, INC.
PROFESSIONAL ENGINEERS
STRUCTURAL • MECHANICAL • PLUMBING
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ASSOCIATES

PONTIAC, MICHIGAN
148 OLTAWA DRIVE
VIP RESIDED RESIDENCE FOR.

Job Name	Architectural Drawing
DSKA	SA
Scale	1/4" = 1'-0"
File Name	148-O-101
Job #	21046
Sheet Title	
ROOF AND BASEMENT FOUNDATION PLAN	
SHEET A.O.	



ISSUED FOR DATE
BUILDING PRINT
2/22/22

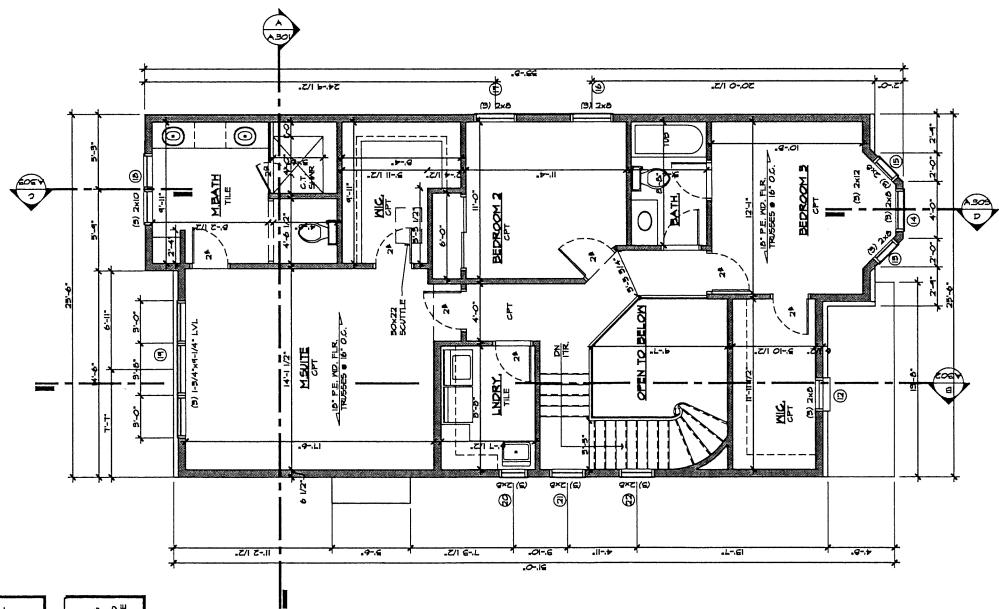
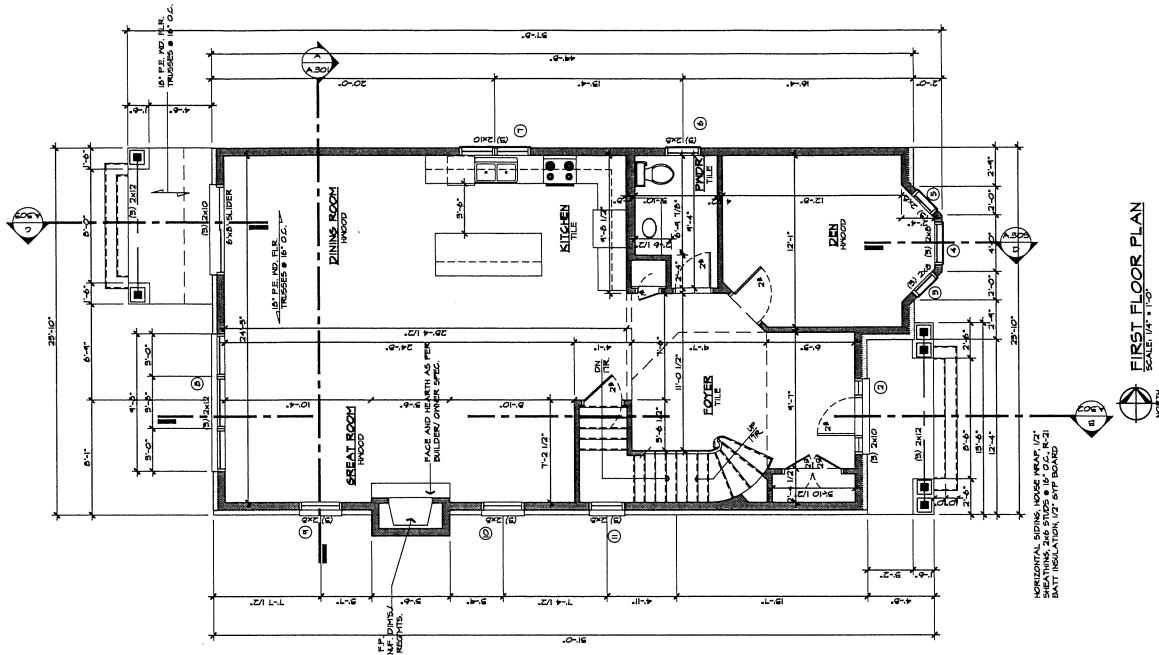
ARCHITECTURAL DESIGN
RESIDENTIAL COMMERCIAL INDUSTRIAL
DAV ASSOCIATES INC.
PARKERSBURG, W. VA.
PH: 304-422-1111 FAX: 304-422-1112
E-MAIL: DAV@DAVASSOC.COM
WEBSITE: WWW.DAVASSOC.COM



ASSOCIATES

PONTIAC, MICHIGAN
148 OTTAWA DRIVE
VIP RESTORATION LLC
PROPOSED RESIDENCE FOR:

FILE NAME: 2104-A-02
JOB #: 21045
SHEET SIZE: FIRST AND
SECOND FLOOR PLAN
SHEET / A.02

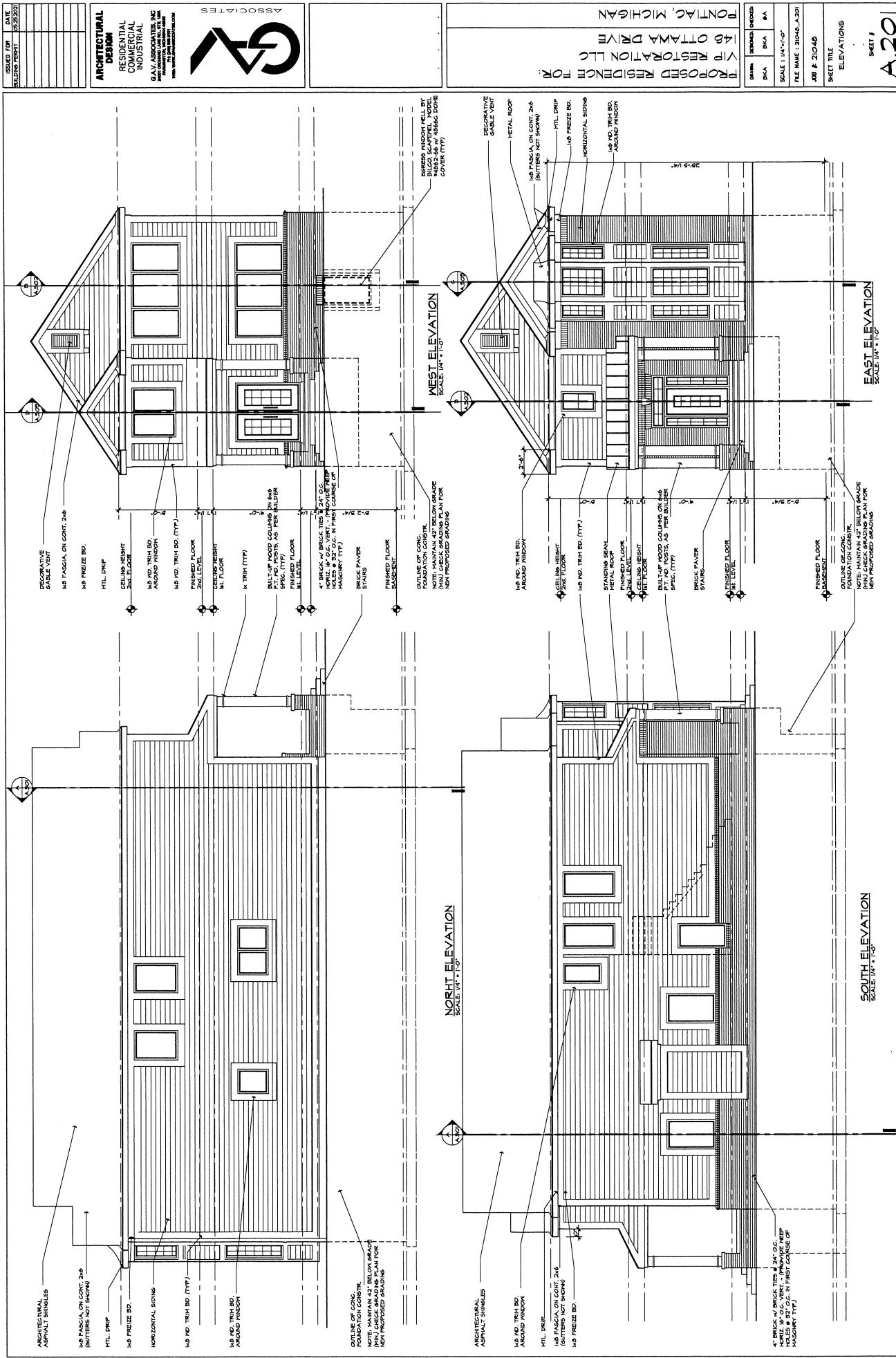


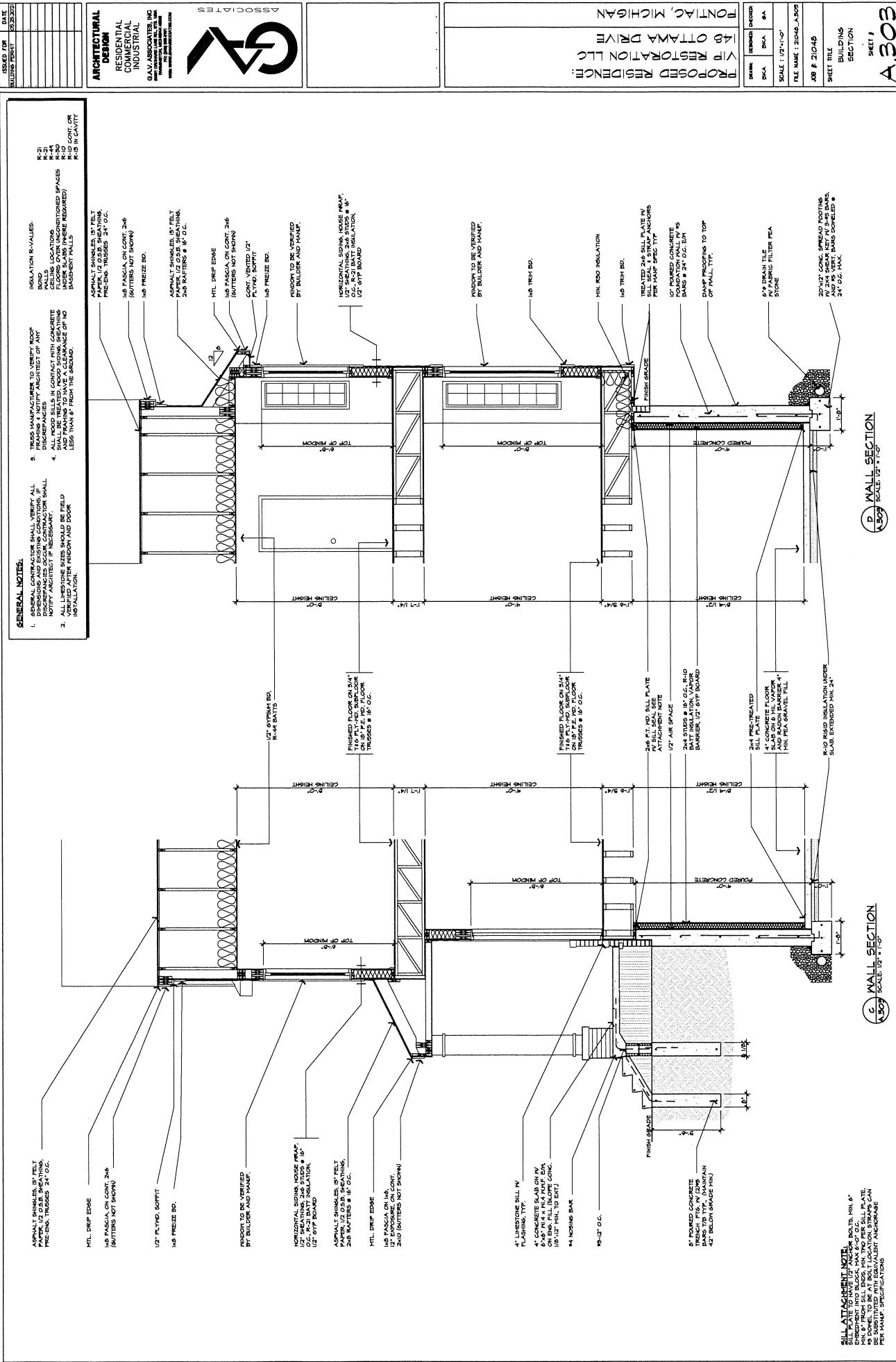
FIREPLACE NOTES:

1. ALL FIREPLACES ARE PRE-FORED UNITS.
FRAMES WITH NAME, CUT SHEET OWNER
TO SELECT UNIT.
2. HEARTH EXTENSIONS SHALL EXTEND 18" BEYOND THE FIREPLACE OPENING ON EACH SIDE OF THE FIREPLACE OPENING & SPACING IF THE INNER FACE OF THE FIREPLACE OPENING IS 18" OR LESS, THE EXTENSION OF THE FIREPLACE OPENING IS 12" FRONT AND AT LEAST 12" REAR ON EACH SIDE OF THE FIREPLACE OPENING.

GUARDRAIL NOTE:

- THE SPACE BETWEEN INTERMEDIATE RAILS IS TO BE LESS THAN THE GUARDRAILS ARE TO BE LOCATED ON THE SAME PLANE AS THE FLOORS, DAY CARES, AND PORCHES WHERE DIFFERENCE IN HEIGHT IS 120".





ISSUED FOR
DATE
5/25/2020
BUILDING PERMIT

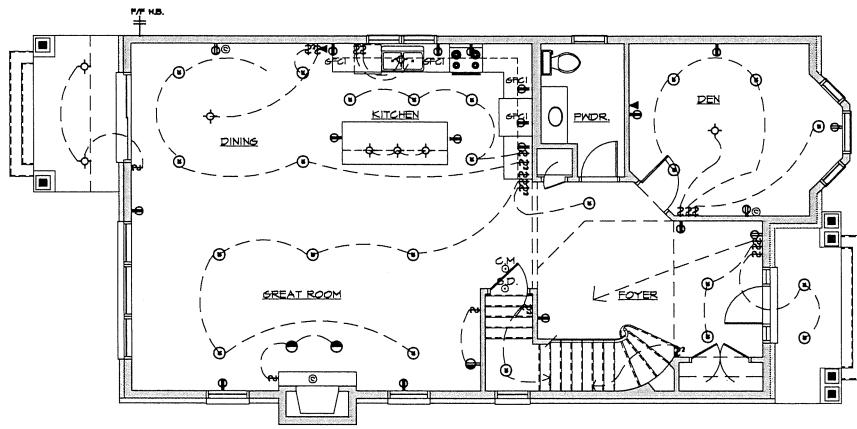
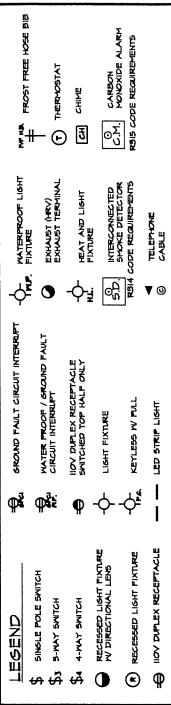
ARCHITECTURAL
DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
GAV ASSOCIATES INC.
1000 N. GRAND RIVER AVENUE
LANSING, MI 48906
(517) 483-1111
(517) 483-1112



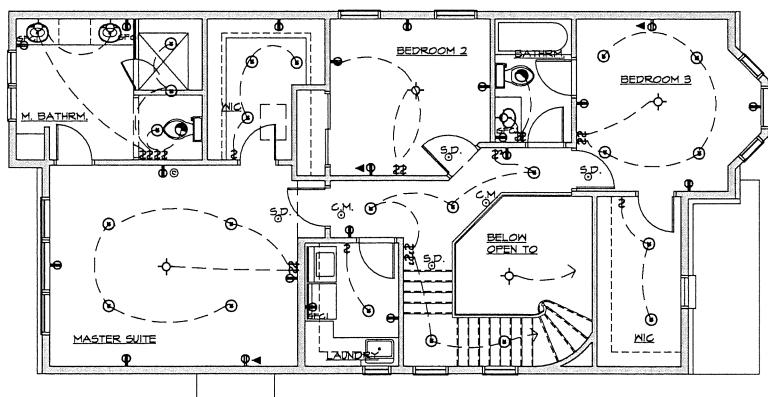
ASSOCIATES

BLOOMFIELD TOWNSHIP, MICHIGAN
3325 BARON DRIVE
DR AND MRS. CHEDDI
PROPOSED RESIDENCE FOR:

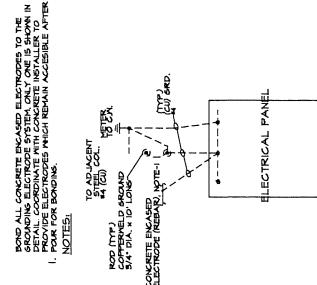
NAME: GAVIN LARSON
SIC: 6514
SCALE: 1/4"=1'-0"
FILE NAME: 2104.E01
JOB #: 21046
SHEET TITLE: FIRST FLOOR ELECTRICAL PLAN
E.O.



FIRST FLOOR ELECTRICAL PLAN
NORTH



SECOND FLOOR ELECTRICAL PLAN
NORTH



BUILDING PERMIT ISSUED FOR DATE 05/23/2007

ARCHITECTURAL DESIGN RESIDENTIAL COMMERCIAL INDUSTRIAL GAV ASSOCIATES, INC. 2600 RICHARD AVENUE, SUITE 1000, DETROIT, MI 48207-2300 313.963.1000 FAX 313.963.1001 E-MAIL: GAV@GAVDESIGN.COM

ASSOCIATE'S

PROJECT NUMBER: 21046-5101
PROJECT NAME: PROPOSED RESIDENCE 11
LOCATION: MICHIGAN, MI
FILE NUMBER: 21046-5101

GENERAL NOTES:

- GENERAL CONTRACTOR SHALL DETERMINE FOUNDATION ANCHOR SYSTEM.
- FOUNDATION CONTRACTOR SHALL INSTALL SILL PLATE AND DEPENDENT ON TYPE OF CONCRETE OR PAVING BLOCKS USE CORRECT SPACING AND DEPENDENT DEPTH AS REQUIRED BY CODE OR CONTRACTOR'S DESIGNERS OR BID GATCONE.
- PROVIDE SHEAR WALL BLOCKING AT ALL THICKNESS AS REQUIRED TO MOUNT ONLY A PARTIALLY SHEATHED WOOD STRUCTURAL PANEL, COMPACTO OR OSB. SHEAR WALL BLOCKING IS NOT REQUIRED FOR FULLY SHEATHED WOOD STRUCTURAL PANEL, COMPACTO OR OSB. SHEAR WALL BLOCKING AND SILL DETAILS AS REQUIRED FOR PROPER CONSTRUCTION.

SHEAR WALL DETAIL
2 AT ROOF TRUSSES
SCALE 3/4" = 1'-0"

SHEAR WALL DETAIL
2 AT ROOF TRUSSES
SCALE 3/4" = 1'-0"

FIRST FLOOR SHEAR WALL LOCATIONS
Scale None

SECOND FLOOR SHEAR WALL LOCATIONS
Scale None

DETAILS

DRIVE UNDER CLOSER
DRAWN DRAWN CHECKED
DRA. DRA. G.A.
SCALE : AS SHOWN
FILE NAME : 21046-5101
JOB #: 21046-5101

SHRINKAGE
SHEET TITLE SHEAR WALL DETAILS AND LOCATIONS
SHEET # 1

S-1

148 Ottawa—Seminole Hills Historic District—Contributing Characteristics



Original Wood Framed Windows

2nd Floor Wood & Plaster

Gable-Pitch to Match Garage

Gable-Pitch to Match Garage

Bay Windows

1st Floor Brick & Detail

Arched Tudor Style Door

Cornerstone Quoins

CITY OF PONTIAC
DEPARTMENT OF BUILDING & SAFETY

47450 Woodward Avenue

Pontiac Michigan 48342

248-758-2800/FAX 248-758-2827

Email Permit Applications to permits@pontiac.mi.us.

Email Inspections requests to inspections@pontiac.mi.us

APPLICATION FOR BUILDING PERMIT AND PLAN EXAMINATION

Authority: P.A. 230 of 1972, As Amended
Completion: Mandatory to Obtain Permit
Penalty: \$200.00 If Work Started Without
Permit

The Building & Safety Department will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap, or political beliefs.

APPLICANT MUST COMPLETE ALL ITEMS IN SECTION I, II, III, IV, V, AND VI. NOTE: SEPARATE APPLICATIONS MUST BE COMPLETED FOR PLUMBING, MECHANICAL, AND ELECTRICAL WORK PERMITS.

A Non-Refundable Fee of \$35.00 will be charged for processing Building Permit Applications.

I. PROJECT INFORMATION

Legal Description		Parcel Number		Permit Number
				PB21D408
Project Name <i>MARK CAMAJ</i>		Address <i>148 OTTAWA DR,</i>		
City PONTIAC	State MICHIGAN	County	OAKLAND	Zip Code <i>48341</i>
Between		And		

II. IDENTIFICATION

A. OWNER OR LESSEE

Name <i>MARK CAMAJ</i>		Address <i>148 OTTAWA DR.</i>	
City <i>Pontiac</i>	State <i>MI</i>	Zip Code <i>48341</i>	Telephone Number <i>586-484-3927</i>

B. ARCHITECT OR ENGINEER

Name		Address	
City	State	Zip Code	Telephone Number
License Number		Expiration Date	

C. CONTRACTOR

Name <i>MP RESTORATION LLC</i>		Address <i>5006 Forest Valley Dr.</i>	
City <i>CLARKSTON</i>	State <i>MI</i>	Zip Code <i>48348</i>	Telephone Number <i>586-634-1083</i>
Builders License Number <i>2102220510</i>		Expiration Date <i>5-31-2024</i>	
Federal Employer ID Number or Reason For Exemption <i>83-4129548</i>		Workers Comp Insurance Carrier or Reason For Exemption <i>ACORD</i>	

MESC Employer Number or Reason For Exemption

III. TYPE OF IMPROVEMENT AND PLAN REVIEW

A. TYPE OF IMPROVEMENT

- | | | | |
|---|---|---|--|
| 1. <input type="checkbox"/> New Building | 2. <input type="checkbox"/> Addition | 3. <input type="checkbox"/> Alteration | 4. <input type="checkbox"/> Repair |
| 5. <input type="checkbox"/> Demolition | | | |
| 6. <input type="checkbox"/> Mobile Home Set-Up | 7. <input type="checkbox"/> Foundation Only | 8. <input type="checkbox"/> Pre-manufacture | 9. <input type="checkbox"/> Relocation |
| 10. <input type="checkbox"/> Special Inspection | | | |

B. REVIEW (S) TO BE PERFORMED

Building Electrical Mechanical Plumbing Foundation Historic District

IV. PROPOSED USE OF BUILDING**A. RESIDENTIAL**

1. One Family 2. Two Or More Family (No. of Units) _____ 3. Hotel, Motel (No. of Units) _____
 4. Attached Garage 5. Detached Garage 6. Other _____

B. NON-RESIDENTIAL

7. Amusement 8. Church, Religion 9. Industrial 10. Parking Garage
 11. Service Station 12. Hospital, Institutional 13. Office, Bank, Professional 14. Public Utility
 15. School, Library, Educational 16. Store, Mercantile 17. Tanks, Towers 18. Other _____

DESCRIPTION -DESCRIBE IN DETAIL PROPOSED USE OF BUILDING AND SPECIFY TYPE OF WORK BEING PERFORMED AT THE SITE

*Building 2,222 SQFT NEW House
 Exterior Walls 2x6 plus 1/2 brick and Hardi Siding(vinyl)
 Shingles, vinyl windows matching the other houses for
 historical purpose! Inside 1/2 drywall Hardwood flooring
 TILAS ++. - - - .*

V. SELECTED CHARACTERISTICS OF BUILDING**A. PRINCIPAL TYPE OF FRAME**

1. Masonry, Wall Bearing 2. Wood Frame 3. Structural Steel 4. Reinforced Concrete
 5. Other

B. PRINCIPAL TYPE OF HEATING FUEL

6. Gas 7. Oil 8. Electricity 9. Coal 10. Other

C. TYPE OF SEWAGE DISPOSAL

11. Public or Private Company 12. Septic System

D. TYPE OF WATER SUPPLY

13. Public or Private Company 14. Private Well or Cistern

E. TYPE OF MECHANICAL

15. Will There Be Air Conditioning? Yes No 16. Will There Be Fire Suppression? Yes No

F. DIMENSIONS/DATA

		Existing	Alterations	New
17. Number of Stories	<input type="text"/>	21. Floor Area:		
18. Use Group	<input type="text"/>	Basement		
19. Construction Type	<input type="text"/>	1 st & 2 nd Floor		
20. No. of Occupants	<input type="text"/>	3 rd – 10 th Floor		
		11 th & Above		
		Total Area		

G. NUMBER OF OFF STREET PARKING SPACES

22. Enclosed _____ 23. Outdoors _____

APPLICANT IS RESPONSIBLE FOR THE PAYMENT OF ALL FEES AND CHARGES TO THIS APPLICATION AND MUST PROVIDE THE FOLLOWING INFORMATION.

Name <i>PETER CAMAD</i>	Telephone Number <i>586-634-1083</i>		
Address <i>5006 Forest Valley</i>	City <i>CLARKSTON</i>	State <i>MI</i>	Zip Code <i>48348</i>
Federal I.D. Number/Social Security Number			

I HEREBY CERTIFY THAT THE OWNER OF RECORD AUTHORIZES THE PROPOSED WORK AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

Section 23 a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violations of section 23a are subjected to civil fines.

SIGNATURE OF APPLICANT

Plan Review Fee Enclosed \$	Applicant's estimated Market value \$ <i>260,000</i>
Building Permit Fee Enclosed \$	Estimated time for completion

Building Inspectors estimate of Market Value \$

VII. LOCAL GOVERNMENTAL AGENCY TO COMPLETE THIS SECTION

ENVIRONMENTAL CONTROL APPROVALS

Plans are enclosed with this application	REQUIRED?	APPROVED	DATE	NUMBER	BY
A - ZONING	<input type="checkbox"/> Yes <input type="checkbox"/> No				
B - FIRE DISTRICT	<input type="checkbox"/> Yes <input type="checkbox"/> No				
C - POLLUTION CONTROL	<input type="checkbox"/> Yes <input type="checkbox"/> No				
D - NOISE CONTROL	<input type="checkbox"/> Yes <input type="checkbox"/> No				
E - SOIL EROSION	<input type="checkbox"/> Yes <input type="checkbox"/> No				
F - FLOOD ZONE	<input type="checkbox"/> Yes <input type="checkbox"/> No				
G - WATER SUPPLY	<input type="checkbox"/> Yes <input type="checkbox"/> No				
H - SEPTIC SYSTEM	<input type="checkbox"/> Yes <input type="checkbox"/> No				
I - VARIANCE GRANTED	<input type="checkbox"/> Yes <input type="checkbox"/> No				
J - HISTORIC DISTRICT	<input type="checkbox"/> Yes <input type="checkbox"/> No				
K - OTHER	<input type="checkbox"/> Yes <input type="checkbox"/> No				

VIII. VALIDATION - FOR DEPARTMENT USE ONLY

Use Group	Height of Building	Size of Building
Square Feet	Type of Construction	Zoning
Base Fee	Number of Inspections	

Approval Signature:

Title:

Date:

148 OTTAWA DR PONTIAC MI 48341-1634

4 beds / 1 full baths / 1 half baths / 4650 sq ft

**Residential Property Profile**

14-31-204-015

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Tax Information

Taxable Value	: \$114,550	State Equalized Value	: \$114,550
Current Assessed Value	: \$114,550	Capped Value	: \$72,130
Effective Date For Taxes	: 12/01/2018	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2017 Taxes		2018 Taxes	
Summer	: \$2,509.88	Summer	: \$4,237.62
Winter	: \$149.50	Winter	: \$901.70
Village	:	Village	:

Lot Information

Description	: LEVEL	Area	: 0.286 ACRES
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Primary Structure

Structure	: Colonial/2Sty	Living Area	: 4650 SQ FT
Ground Floor	: 2205 SQ FT	Year Built	: 1930
Effective Year	: 1964	Remodel Year	: 0
Stories	: 2 Story	Rooms	: 8
Bedrooms	: 4	Full Baths	: 1
Half Baths	: 1	Fireplaces	: 1
Ext Walls	: Brick	Basement	: YES - FULL
Garage	: SEPARATE - 2 car (426 SQ FT)	Heat	: Forced Air w/ Ducts
Fuel Type	:	Central Air	: No

Basement Information

Finish	: RECREATION ROOM FINISH	Area	: 2200 SQ FT
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Porch Information

Type	Area
CGEP (1 Story)	297 SQ FT

Pontiac Historic Districts 10-10-14

