



Mayor Tim Greimel

CITY OF PONTIAC

Mark Yandrick
Planning Manager

Planning & Zoning Division
City Hall - 47450 Woodward Avenue
Pontiac, Michigan 48342-5009
248-758-2800 | FAX 248-758-2827

Historic District Commission

Wednesday – February 8, 2022 - 6:00 P.M.

47450 Woodward, Pontiac. City Hall | Location: Council Chambers

AGENDA

1. CALL TO ORDER:
2. ROLL CALL:
3. OFFICIAL COMMUNICATIONS:
4. MINUTES FOR REVIEW:
5. HISTORIC DISTRICT REVIEW:
6. UNFINISHED BUSINESS:
7. NEW BUSINESS:
 - 7.1 HDC 22-050 – 544 West Iroquois, Window Replacement
 - 7.2 HDC 23-040 – 39 Ivy Lane, Rehab
 - 7.3 2023 Historic District Commission Meeting Schedule
8. PUBLIC COMMENTS:
9. STAFF COMMUNICATIONS:
10. ADJOURNMENT

Mark Yandrick
Planning Manager
myandrick@pontiac.mi.us
248-758-2824



Community Development
Department
Planning Division
47450 Woodward Avenue
Pontiac, MI 48342

TO: Historic District Commission

FROM: Mark Yandrick, Planning Manager

DATE: February 3, 2023

RE: Staff Report: 544 West Iroquois Road (HDC-22-050)

Executive Summary:

The applicant, Kim Klaus and C&L Ward, on behalf of property owner Chris Humphrey, requests to replace two front windows at the single-family residential home in the Seminole Hills neighborhood. These windows are in disrepair and in need of replacement.

Staff recommends approval of this application.

Overview:

The applicant requests to replace windows at the front façade of the home due to age and disrepair. These replacements include a three-panel window on the first floor and two-panel wood window on the second floor. They wish to replace these windows with Anderson A-series solid wood windows as presented in the application packet.

Exhibit A: Overall Location Map



Background:
The house is built in 1927. In recent years, the property received approvals and installed Wood with

Alum Clad on 13 windows in 2010. In 2016, the homeowner replaced the roofing with 30-year roofing shingles.

Standards of Approval

The secretary of the Interior Standards for Treatment of Historic Properties define four types of projects and certain types of considerations as show below.

Using the Standards and Guidelines for Preservation, Rehabilitation, Restoration, & Reconstruction

- **Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.
- **Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.
- **Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.
- **Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

Choosing an Appropriate Treatment for the Historic Property

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well as taking into account a number of other considerations:

- **Level of Significance.** National Historic Landmarks, designated for their "exceptional significance in American history," and other properties important for their interpretive value may be candidates for Preservation or Restoration. Rehabilitation, however, is the most commonly used treatment for the majority of historic buildings Reconstruction has the most limited application because so few resources that are no longer extant can be documented to the degree necessary to accurately recreate the property in a manner that conveys its appearance at a particular point in history.

- **Physical condition.** Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or a new addition are necessary for a new use, then Rehabilitation is probably the most appropriate treatment.
- **Proposed use.** Many historic buildings can be adapted for a new use or updated for a continuing use without seriously impacting their historic character. However, it may be very difficult or impossible to convert some special-use properties for new uses without major alterations, resulting in loss of historic character and even integrity.
- **Code and other regulations.** Regardless of the treatment, regulatory requirements must be addressed. But without a sensitive design approach such work may damage a building's historic materials and negatively impact its character. Therefore, because the ultimate use of the building determines what requirements will have to be met, some potential uses of a historic building may not be appropriate if the necessary modifications would not preserve the building's historic character. This includes adaptations to address natural hazards as well as sustainability.

Exhibit B: Streetview Image of 544 W Iroquis Road



Analysis:

This replacement is considered reconstruction, according to the Secretary of the Interior's standards. While it is important to repair historic windows to keep the integrity of the home, sometimes the cost and feasibility are greater than what is possible to treat or repair to maintain the existing window. The home is a typical example of a home in the neighborhood that merges styles of Tudor Revival, Colonial Revival, and Gothic architecture, common for homes built in this era. The home is part of the Seminole Hills Neighborhood and while the home is part of a Historic District, this home is not specifically significant as it is not part of the National Register for Historic Places.

The replacement windows keep the same window type, color, and trim along with a finish to protect the new windows for long-term maintenance.

Staff concludes the homeowner is proposing the replacement of these windows for the long-term stability of the home and neighborhood. The home is not on

Recommendation:

Staff recommends approval of the replacement of these two front-facing windows

Motions:

- I make a motion to approve case HDC-22-050 to replace the two windows as presented.
- I make a motion to approve case HDC-22-050 to replace the two windows as presented with the following conditions of approval (list conditions)
- I make a motion to deny case HDC-22-050 to replace the two windows as presented.

Attachments:

Application
Narrative
Plan Set



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: 544 W Iroquois Rd

Sidwell Number: _____

Date: 11/26/2022

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	Kim Klaus and C&L Ward		
Address	9284 Lapeer Rd		
City	Davison		
State	MI		
ZIP Code	48442		
Telephone	Main: 810-955-9958	Cell: 810-955-9958	Fax:
E-Mail	kklaus@goclward.com		

Property Owner (please print or type)

Name	Chris Humphrey		
Address	544 W Iroquois		
City	Pontiac		
State	MI		
ZIP Code	48341		
Telephone	Main: 248-229-9190	Cell:	Fax:
E-Mail	pastorchrisandsam@yahoo.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:

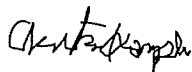
- State reasons for moving
- State proposed location

Description:

Replacing windows in the front of the house. Triple double hung window in front on left side of front door and double double hung window on 2nd floor front of the house on left side of front door.

Product to be Andersen A-series solid wood windows with feibrex coating on outside to protect the wood. Exterior color to be Forest Green to match existing. Trim around exterior windows to be rough cedar and pre-finished Forest Green. Windows to have simulated divided light grilles to match existing window grilles. Exterior grilles to be Forest Green. Rewrap existing exterior cedar trim on 2nd floor bathroom to match existing trim.

(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: _____

Carla Cade

From: Kim Klaus <k.klaus@att.net>
Sent: Thursday, December 1, 2022 12:44 PM
To: Carla Cade
Subject: window replacemnt approval
Attachments: 544 Application.pdf; existing.png; new windows.png; product description.pdf; windows to be changed.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

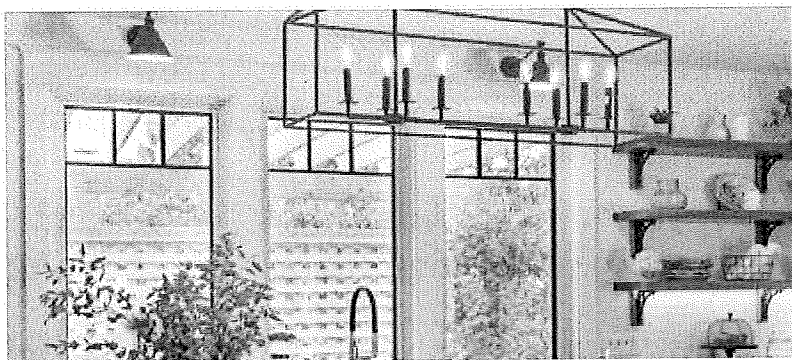
WARNING: This email originated from outside of City of Pontiac. DO NOT click on any links or open any attachments unless you recognize the sender and are expecting the message.

Hello Carla,

Attached is all the information for window replacement at 544 W Iroquois Rd Pontiac.

Here is the link to the A-series brochure, it was to big of a file to be attached.

[A-Series Brochure](#)



A-Series Brochure

Flipsnack

Flipsnack is a digital catalog maker that makes it easy to create, publish and share html5 flipbooks. Upload a P...

Thank you

Please let me know if you have any questions or concerns.

Thank you

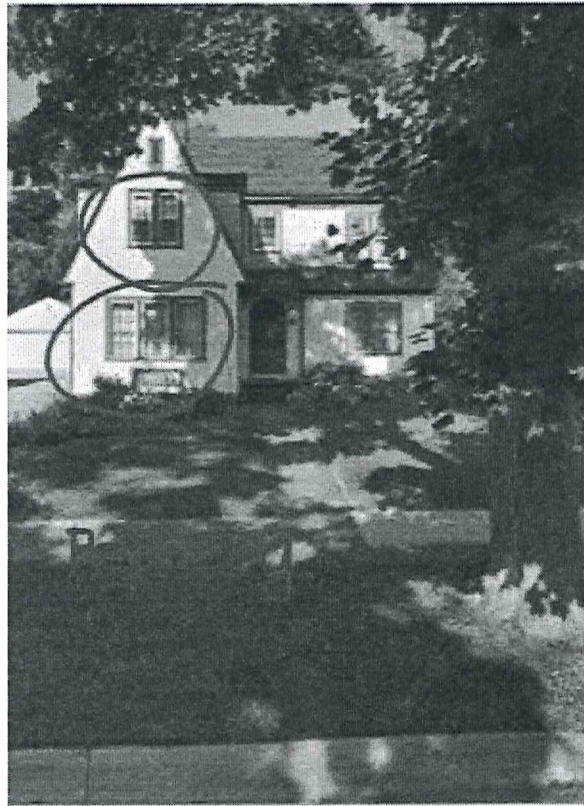
11:00



Ringer

LTE

4.3M Ratings



Replacing
these
windows

AA

zillow.com



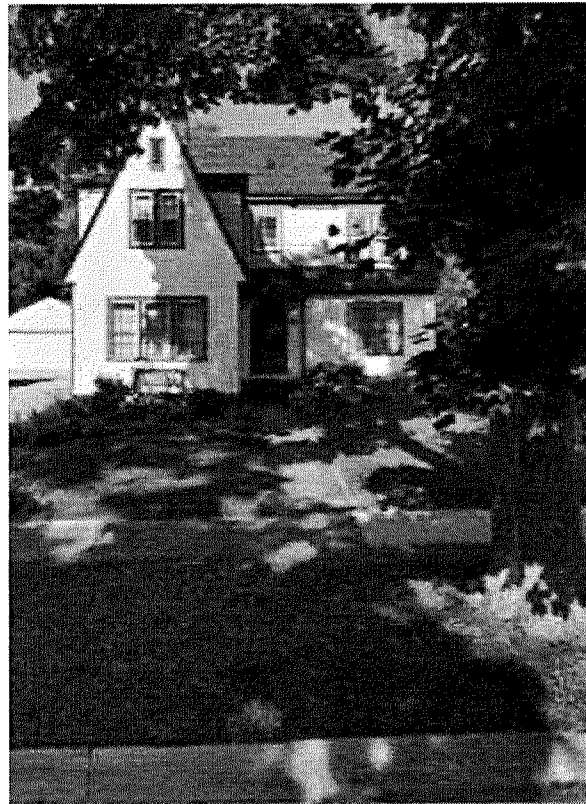
11:00



Binger

LTE

4.3M Ratings

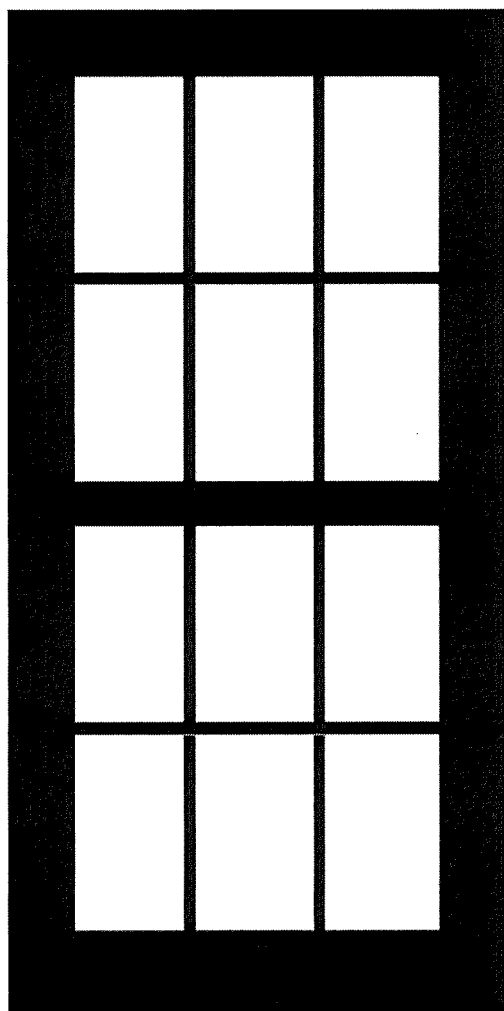


AA

zillow.com



A-Series Double-Hung Window



Interior

Exterior

SAVE

FIND A
DEALER

PRODUCT
DETAILS

GET A
QUOTE

Hardware

Lock

Optional Hardware

Nor

Grille Pattern

Colo

Grille Width

3/4

Exterior Color

Fore

Exterior Trim Profile

Nor

Exterior Trim Color

Fore

* Distressed bronze and oil rubbed bronze change with time and use.

* Actual wood is sapele, a non-endangered grown in Africa, with color and characteristic mahoganies.

* Options shown are not available for all products. Computer monitor limitations prevent exact accurate representation of color options please see color samples available at your Andersen window dealer.



FOR OFFICE USE ONLY

28,677.30---29,537.62

271830%83%187%

SALES RECEIPT

Thank you for choosing C&L Ward for your home improvement project! Please use your smartphone camera to scan the QR code below if you would like to leave a review of your experience.

For: Chrs Humphrey

544 W Irquois Rd
Pontiac MI 48341

From: Kim Klaus

Phone: (810) 503-1176
E-mail: kklaus@goclward.com
Monday, November 21, 2022 3:09:42 PM



CHICAGOLAND
520 Windy Point Dr
Glendale Heights, IL 60139
630-868-9115

METRO DETROIT
41460 Grand River
Novi, MI 48375
248-468-1069

GREATER FLINT
9284 Lapeer Rd
Davison, MI 48423
810-653-3719

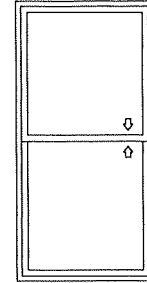
GREAT LAKES BAY
4545 Bay Rd
Saginaw, MI 48604
989-684-3360

GREATER LANSING
2361 W Grand River Rd
Okemos, MI 48864
517-220-0250

Product Summary

Windows and Patio Doors

Line Number	1
Location	#103 Living Room
Window	A Series Double Hung Single, Equal Sash Operation (As Viewed from Outside)
InstallationMethod	Insert
Exterior of Unit	AW Forest Green
Exterior Trim	Cedar Smooth, AW Forest Green
Interior of Unit	Pine, Pure White (AW Birch Bark)
Interior Trim	Pine Stop ,Stops , Pure White (AW Birch Bark)
Hardware	White Bar Lift ,Traditional ,White Sash Lock
Glass	Low-E4 SmartSun Glass, - Low-E4 SmartSun Glass,
Screen	AW Forest Green Insect Screen
Grilles	Grille Construction for Bottom of Unit 1 Colonial ,Simulated Divided Light ,3/4" , Interior Grille Color: Pine ,Pure White (AW Birch Bark) , Exterior Grille Color: AW Forest Green , Grille Lite Pattern: 3W2H -- Grille Construction for Top of Unit 1 Colonial ,Simulated Divided Light ,3/4" , Interior Grille Color: Pine ,Pure White (AW Birch Bark) , Exterior Grille Color: AW Forest Green , Grille Lite Pattern: 3W2H --
Shutters	None,
Notes:	None
Additional Items:	None
FlexProjDays	95

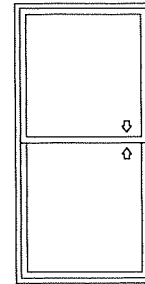


As Viewed From Outside

Windows and Patio Doors

Product Summary

<i>Line Number</i>	2
<i>Location</i>	#104 Living Room
<i>Window</i>	A Series Double Hung Single, Equal Sash Operation (As Viewed from Outside)
<i>InstallationMethod</i>	Insert
<i>Exterior of Unit</i>	AW Forest Green
<i>Exterior Trim</i>	Cedar Smooth, AW Forest Green
<i>Interior of Unit</i>	Pine, Pure White (AW Birch Bark)
<i>Interior Trim</i>	Pine Stop ,Stops , Pure White (AW Birch Bark)
<i>Hardware</i>	White Bar Lift ,Traditional ,White Sash Lock
<i>Glass</i>	Low-E4 SmartSun Glass, - Low-E4 SmartSun Glass,
<i>Screen</i>	AW Forest Green Insect Screen
<i>Grilles</i>	Grille Construction for Bottom of Unit 1 Colonial ,Simulated Divided Light ,3/4" , Interior Grille Color: Pine ,Pure White (AW Birch Bark) , Exterior Grille Color: AW Forest Green , Grille Lite Pattern: 3W2H -- Grille Construction for Top of Unit 1 Colonial ,Simulated Divided Light ,3/4" , Interior Grille Color: Pine ,Pure White (AW Birch Bark) , Exterior Grille Color: AW Forest Green , Grille Lite Pattern: 3W2H --
<i>Shutters</i>	None,
<i>Notes:</i>	None
<i>Additional Items:</i>	None
<i>FlexProjDays</i>	95

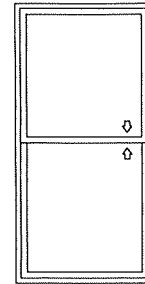


As Viewed From Outside

Windows and Patio Doors

Product Summary

<i>Line Number</i>	3
<i>Location</i>	#105 Living Room
<i>Window</i>	A Series Double Hung Single, Equal Sash Operation (As Viewed from Outside)
<i>Installation Method</i>	Insert
<i>Exterior of Unit</i>	AW Forest Green
<i>Exterior Trim</i>	Cedar Smooth, AW Forest Green
<i>Interior of Unit</i>	Pine, Pure White (AW Birch Bark)
<i>Interior Trim</i>	Pine Stop ,Stops , Pure White (AW Birch Bark)
<i>Hardware</i>	White Bar Lift ,Traditional ,White Sash Lock
<i>Glass</i>	Low-E4 SmartSun Glass, - Low-E4 SmartSun Glass,
<i>Screen</i>	AW Forest Green Insect Screen
<i>Grilles</i>	Grille Construction for Bottom of Unit 1 Colonial ,Simulated Divided Light ,3/4" , Interior Grille Color: Pine ,Pure White (AW Birch Bark) , Exterior Grille Color: AW Forest Green , Grille Lite Pattern: 3W2H -- Grille Construction for Top of Unit 1 Colonial ,Simulated Divided Light ,3/4" , Interior Grille Color: Pine ,Pure White (AW Birch Bark) , Exterior Grille Color: AW Forest Green , Grille Lite Pattern: 3W2H --
<i>Shutters</i>	None,
<i>Notes:</i>	None
<i>Additional Items:</i>	None
<i>FlexProjDays</i>	95



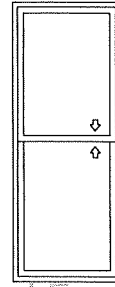
As Viewed From Outside



Windows and Patio Doors

Product Summary

Line Number	4
Location	#203 Bedroom 1
Window	A Series Double Hung Single, Equal Sash Operation (As Viewed from Outside)
Installation Method	Insert
Exterior of Unit	AW Forest Green
Exterior Trim	Cedar Smooth, AW Forest Green
Interior of Unit	Pine, Pure White (AW Birch Bark)
Interior Trim	Pine Stop ,Stops , Pure White (AW Birch Bark)
Hardware	White Bar Lift ,Traditional ,White Sash Lock
Glass	Low-E4 SmartSun Glass, - Low-E4 SmartSun Glass,
Screen	AW Forest Green Insect Screen
Grilles	Grille Construction for Bottom of Unit 1 Colonial ,Simulated Divided Light ,3/4" , Interior Grille Color: Pine ,Pure White (AW Birch Bark) , Exterior Grille Color: AW Forest Green , Grille Lite Pattern: 3W2H -- Grille Construction for Top of Unit 1 Colonial ,Simulated Divided Light ,3/4" , Interior Grille Color: Pine ,Pure White (AW Birch Bark) , Exterior Grille Color: AW Forest Green , Grille Lite Pattern: 3W2H --
Shutters	None,
Notes:	None
Additional Items:	None
FlexProjDays	95



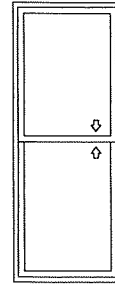
As Viewed From Outside

Ch

Windows and Patio Doors

Product Summary

Line Number 5
Location #204 Bedroom 1
Window A Series Double Hung Single,
Equal Sash Operation (As
Viewed from Outside)
InstallationMethod Insert
Exterior of Unit AW Forest Green
Exterior Trim Cedar Smooth, AW Forest
Green
Interior of Unit Pine, Pure White (AW Birch
Bark)
Interior Trim Pine Stop ,Stops , Pure White
(AW Birch Bark)
Hardware White Bar Lift ,Traditional
,White Sash Lock
Glass Low-E4 SmartSun Glass, -
Low-E4 SmartSun Glass,
Screen AW Forest Green Insect
Screen
Grilles Grille Construction for Bottom
of Unit 1 Colonial ,Simulated
Divided Light ,3/4" , Interior
Grille Color: Pine ,Pure White
(AW Birch Bark) , Exterior
Grille Color: AW Forest Green
, Grille Lite Pattern: 3W2H --
Grille Construction for Top of
Unit 1 Colonial ,Simulated
Divided Light ,3/4" , Interior
Grille Color: Pine ,Pure White
(AW Birch Bark) , Exterior
Grille Color: AW Forest Green
, Grille Lite Pattern: 3W2H --
Shutters None,
Notes: None
Additional Items: None
FlexProjDays 95



As Viewed From Outside

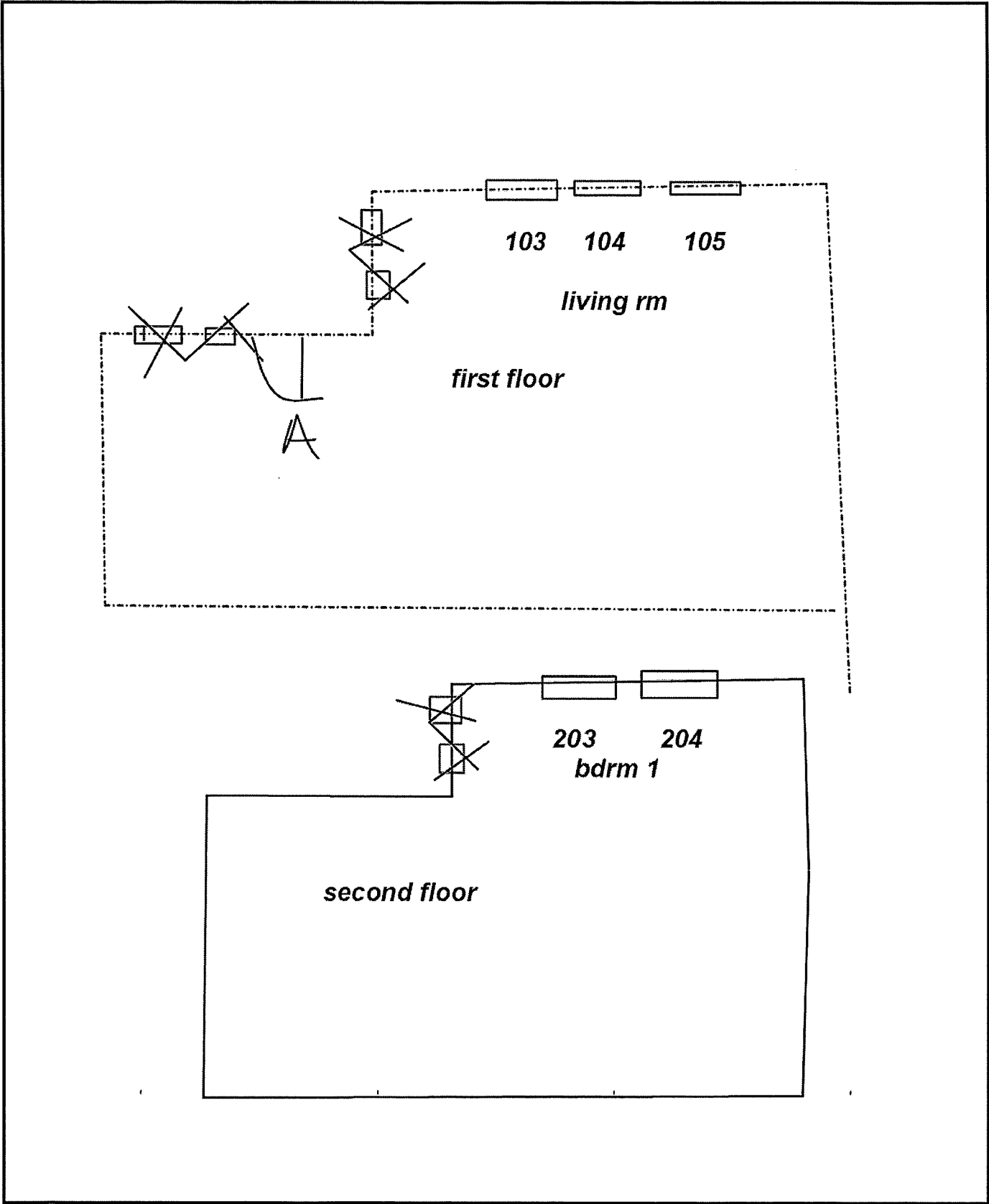


Other

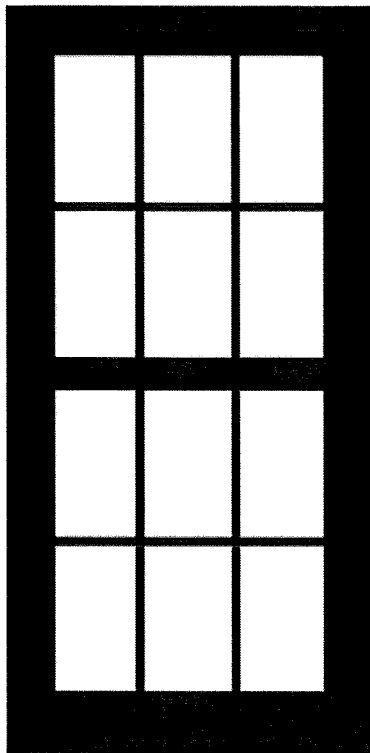
Line Number 6
Other , (Qty 1, rewrap exterior wood on front
bathroom 2nd floor window and
prefinish to match other windows) ---
FlexProjDays



Floor Plan



A-Series Double-Hung Window



Interior

Exterior

SAVE

FIND A
DEALER

PRODUCT
DETAILS

GET A
QUOTE

Hardware	Lock
Optional Hardware	None
Grille Pattern	Color
Grille Width	3/4"
Exterior Color	Fores
Exterior Trim Profile	None
Exterior Trim Color	Fores

* Distressed bronze and oil rubbed bronze a change with time and use.

* Actual wood is sapele, a non-endangered grown in Africa, with color and characteristic mahoganies.

* Options shown are not available for all pro Computer monitor limitations prevent exact c accurate representation of color options plea samples available at your Andersen window



Your Upcoming Installation Process

Congratulations, you have decided to improve the look and efficiency of your home!

Our dedicated staff and our product specific installation process are focused on your project to insure your 100% satisfaction. In preparation for your upcoming project, the following is a general outline of what to expect from C&L Ward as your project progresses.

Seven Easy Steps for your project installation and completion:

1. The proposal is signed and a **projected** time frame has been established
Note: The **Projected Installation Date** is an **estimate of the start date of your project**
The actual installation date will be set up with you when we receive your material
2. The details of your job are verified by your Measure Technician
3. The material for your project is placed on order and your *Projected Installation Date* is updated
4. The material for your project arrives and any necessary pre-finish work is completed
5. Your Installation Date is set and the delivery of materials and a dumpster are scheduled
6. The installers arrive at your home and complete your installation.
7. A *Guild Quality* satisfaction survey is sent to you so that you can evaluate your experience with C&L Ward. (Your responses will be used to monitor and/or improve the services we provide.)

In order to provide you with the most efficient installation possible, we are requesting that you prepare your home prior to the installer's arrival by:

All Product Installations

- If you have pets, it is preferable to keep them confined while the installation is taking place
- If you have special needs concerning any of your landscaping, please make your Measure Technician and Lead Installer aware of these concerns
- Your Lead Installer will collect the final payment, or you can call Accounts Receivable 810-503-1177

Window & Door Installation

- All exterior items near or under the windows must be removed
- Blinds and/or shades must be removed prior to installation
- All interior items on window sills and adjacent walls and all furniture must be removed

Roofing & Siding Installation

- All exterior items within 15' of your house must be removed
- All interior items on your walls or shelves must be removed for siding installation
- If your garage does not have a drywall ceiling, remove or protect all items in for roofing installation

Decking Installation

- All items must be removed from your deck, patio or porch
- All exterior items within 15' of the project area must be removed



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

MEMORANDUM

TO: City of Pontiac Planning and Zoning Department

FROM: Dick Carlisle

DATE: January 18, 2023

RE: Historic District Review , 39 Ivy Steet, Parcel ID: 14-21-329-017

The subject structure is a fire damaged, single family home that the applicant proposes to repair. The structure is a century old, Dutch Colonial house, located on a corner lot at 39 Ivy Street. The house includes two floors above ground, one unfinished basement, and one detached garage. According to the Pontiac Housing Commission website, the Housing Commission purchased the structure in 2021. At the time, the structure was unoccupied and was considered blight. The structure is presently in the same condition. However, the applicant has submitted construction plans to the Planning Department for review. In addition to replacing damaged materials, the applicant proposes to construct a building addition to the rear.

HDC Application Requirements

The applicant has provided architectural plans and sketch plans, which include:

- an aerial, architectural floor plan for the overall site and house
- Floor plans for the basement, first floor, and second floor
- Front, rear, and side elevations of the house, including the proposed addition

The applicant will need to provide the following for a complete application:

1. Name, address, and interest of petitioner
2. Name and address of property owner
3. A complete, written description of the intended work. Please clarify which construction is intended to modify the structure and which construction is intended to simply repair or replace existing components.
4. Provision of samples and/or brochures describing substitute materials

Upon receiving and reviewing a complete application, the Office of Planning and Community Renewal will present their findings to the Historic District Commission, who may grant or deny the applicant's request for a Certificate of Approval.

CARLISLE/WORTMAN ASSOC., INC
Richard K. Carlisle, FAICP
Past President/Senior Principal

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* R. Donald Wortman, *Principal*
Laura K. Kreps, *Senior Associate* Paul Montagno, *Senior Associate*, Megan Masson-Minock, *Senior Associate*



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: 39 Twp, Pontiac, MI 48342

Sidwell Number: 64-14-21 329-017

Office Use Only

PF Number:

Date: _____

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)

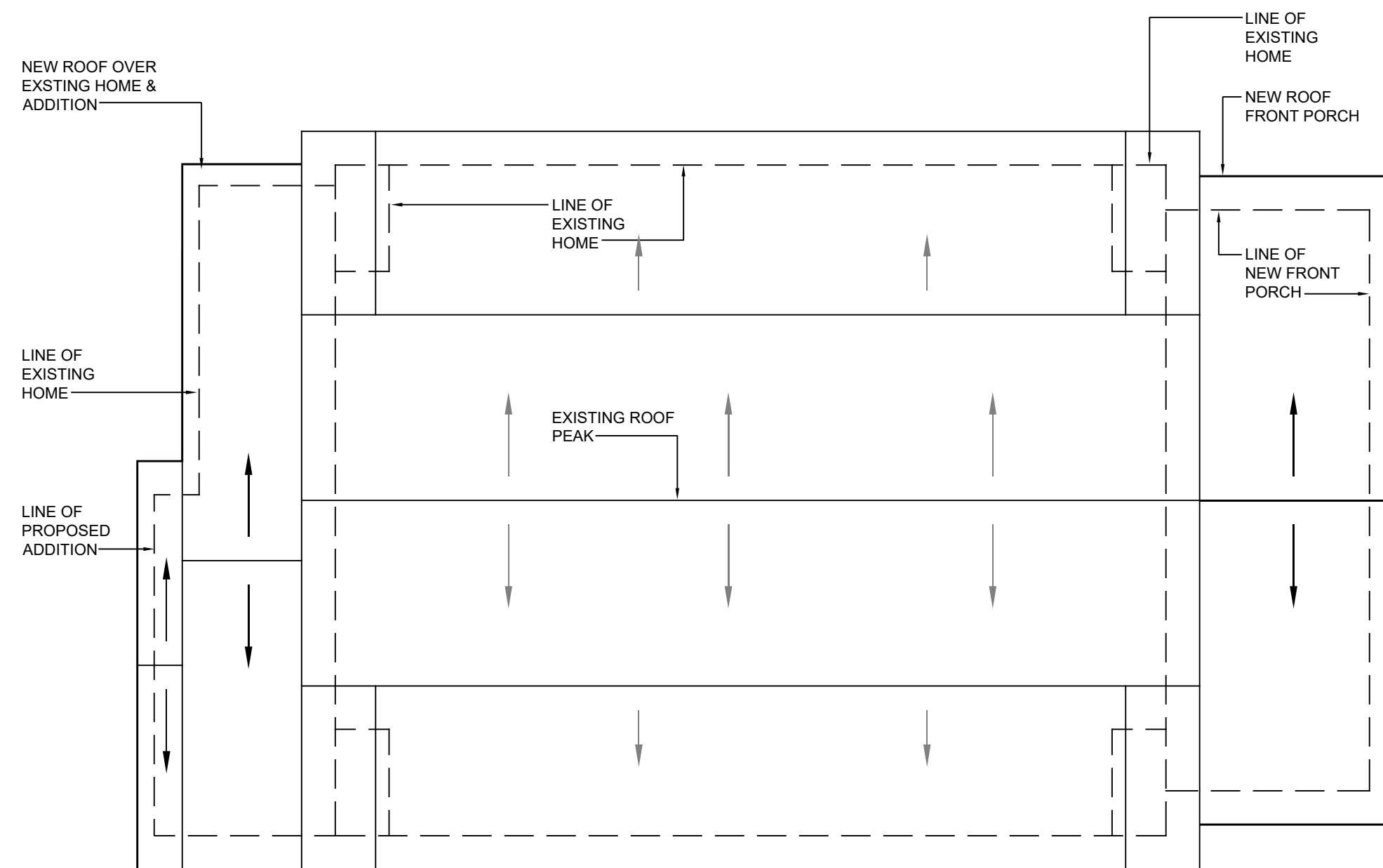
Name	Pontiac Housing Commission		
Address	132 Franklin Blvd. #100		
City	Pontiac		
State	MI		
ZIP Code	48341		
Telephone	Main: 248.338.4551	Cell: 248.520.4183	Fax:
E-Mail	ataylor@pontiachousing.com		

Property Owner (please print or type)

Name	Pontiac Housing Commission		
Address	132 Franklin Blvd. #100		
City	Pontiac		
State	MI		
ZIP Code	48341		
Telephone	Main: 248.338.4551	Cell: 248.520.4183	Fax:
E-Mail	ataylor@pontiachousing.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.)



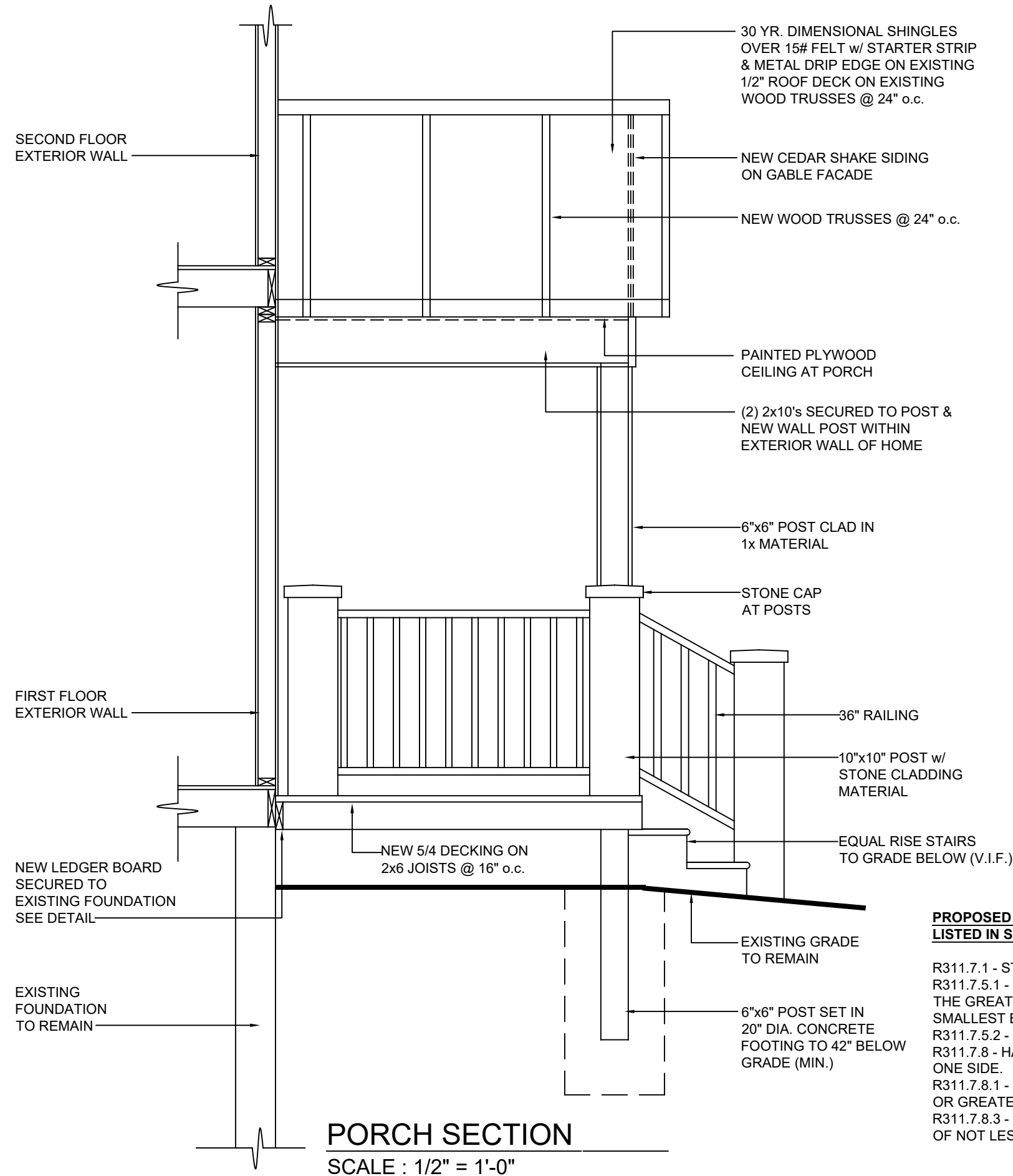
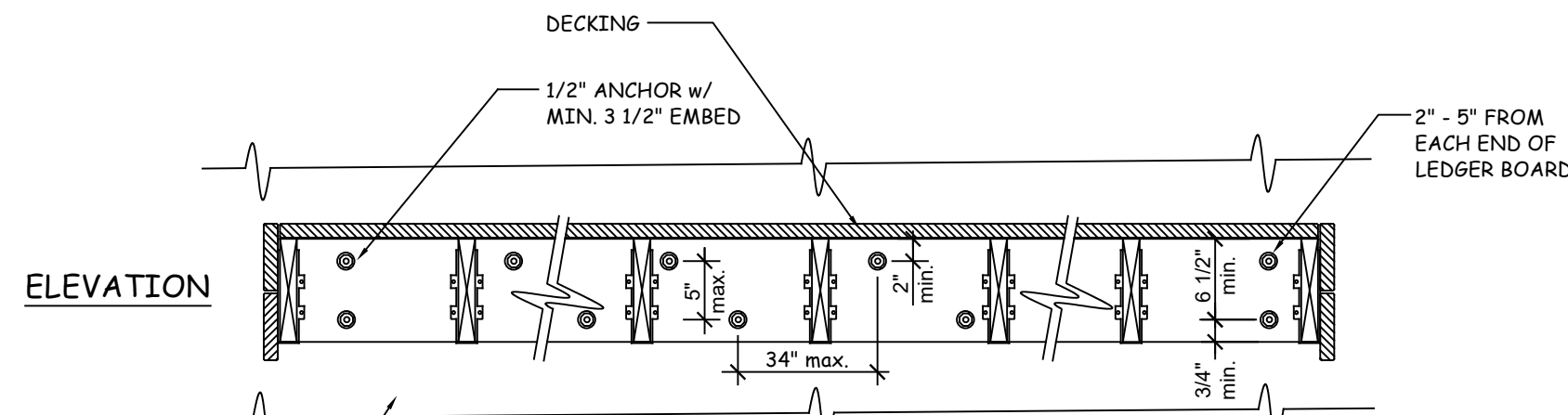
PROPOSED ROOF PLAN
SCALE : 1/4" = 1'-0"

GENERAL ROOF NOTES:

30 YR. SHINGLE OVER 15# FELT w/ STARTER STRIP & METAL DRIP EDGE ON 1/2" ROOF DECK ON WD TRUSSES @ 24" o.c.

ICE & WATER SHIELD TO 24" WITHIN ALL INT/ HEATED AREAS/WALLS

FLASHING REQUIRED AT ALL WALL/ROOF INTERSECTIONS, CHIMNEYS, VENTS, OR CHANGE OF ROOF SLOPE/DIRECTION



PROPOSED STAIRS TO MEET ALL CRITERIA LISTED IN SECTION 311.7 OF IRC:

R311.7.1 - STAIRWAYS SHALL BE NOT LESS THAN 36" WIDE

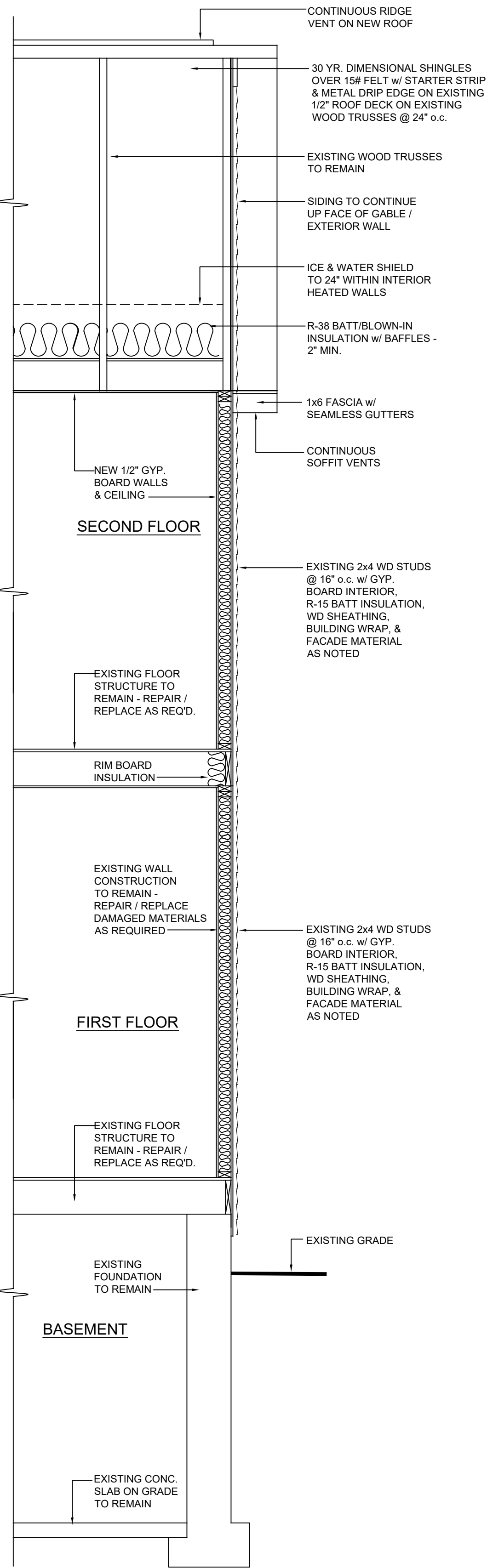
R311.7.5.1 - RISER HEIGHT SHALL NOT BE MORE THAN 7 3/4". THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"

R311.7.5.2 - TREAD DEPTH SHALL NOT BE LESS THAN 10"

R311.7.8 - HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE

R311.7.8.1 - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" OR GREATER THAN 38"

R311.7.8.3 - HANDRAIL GRIP SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4" OR GREATER THAN 2"



TYPICAL WALL SECTION
SCALE : 1/2" = 1'-0"

GENERAL NOTES:

EXISTING HOME WAS DAMAGED BY FIRE. REMOVE & REPLACE EXISTING DAMAGED MATERIALS WITH NEW

TYPICAL INTERIOR WALL, 2x4 WOOD STUDS @ 16" o.c., w/ 1/2" GYPSUM BOARD EACH SIDE

ALL LUMBER TO BE SPF#2 OR BETTER

CONCRETE TO HAVE 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI

REINFORCEMENT STEEL TO BE Fy = 60,000 PSI

ALL WINDOWS & DOORS TO HAVE MIN. (2) 2x10 HEADER w/ 3" BEARING ON EACH SIDE

ROOF SNOW LOAD = 20 PSF

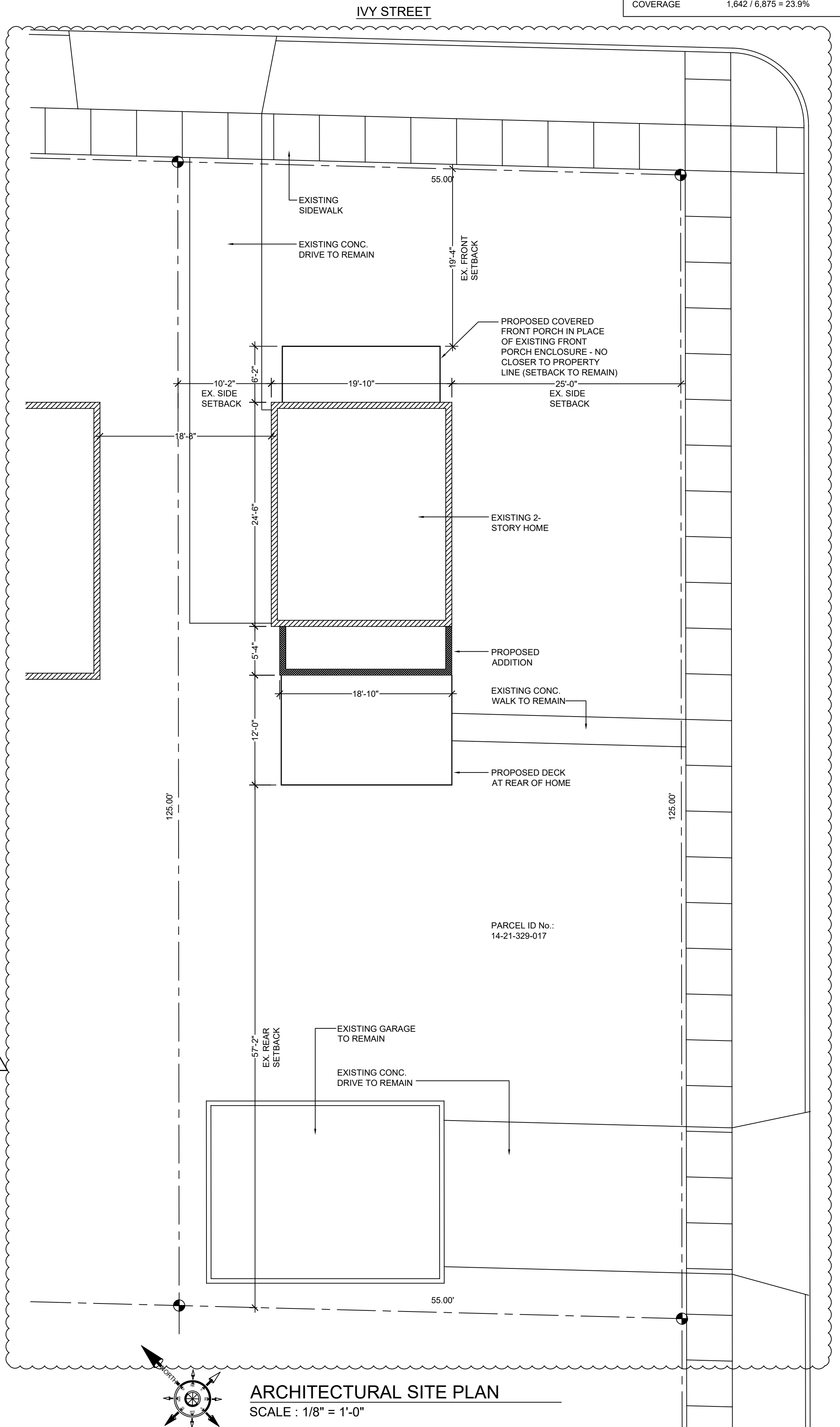
SECOND FLOOR LIVE LOAD = 30 PSF

FIRST FLOOR LIVE LOAD = 40 PSF

SMOKE DETECTORS TO BE NFPA 72 LISTED AND SHALL BE HARDWIRED, INTERCONNECTED AND BATTERY BACK-UP

CODE INFO:

BUILDING CODE	2015 MRC
EXISTING FIRST FLOOR	606 SF
EXISTING SECOND FLOOR	422 SF
PROPOSED FIRST FLOOR REVISIONS	51 SF ADDITION AT REAR (-106 SF) DEMO. FRONT PORCH AREA
TOTAL SQUARE FOOTAGE OF HOME	973 SF
PROPOSED LOT COVERAGE	1,122 HOUSE + 520 GARAGE 1,642 / 6,875 = 23.9%



CONSTRUCTION
BY DESIGN, LLC

tbrodoski@gmail.com | 248.930.5260

PROJECT NAME: 39 IVY, PONTIAC, MI 48342

ARCHITECTURAL SITE PLAN, ROOF PLAN, SECTIONS &
DETAILS

DATE:
12.14.2020

ISSUED FOR:

- ☒ PERMIT
- ☐ CONSTRUCTION
- ☐ REVISION
- ☐ AS-BUILT

REVISIONS:

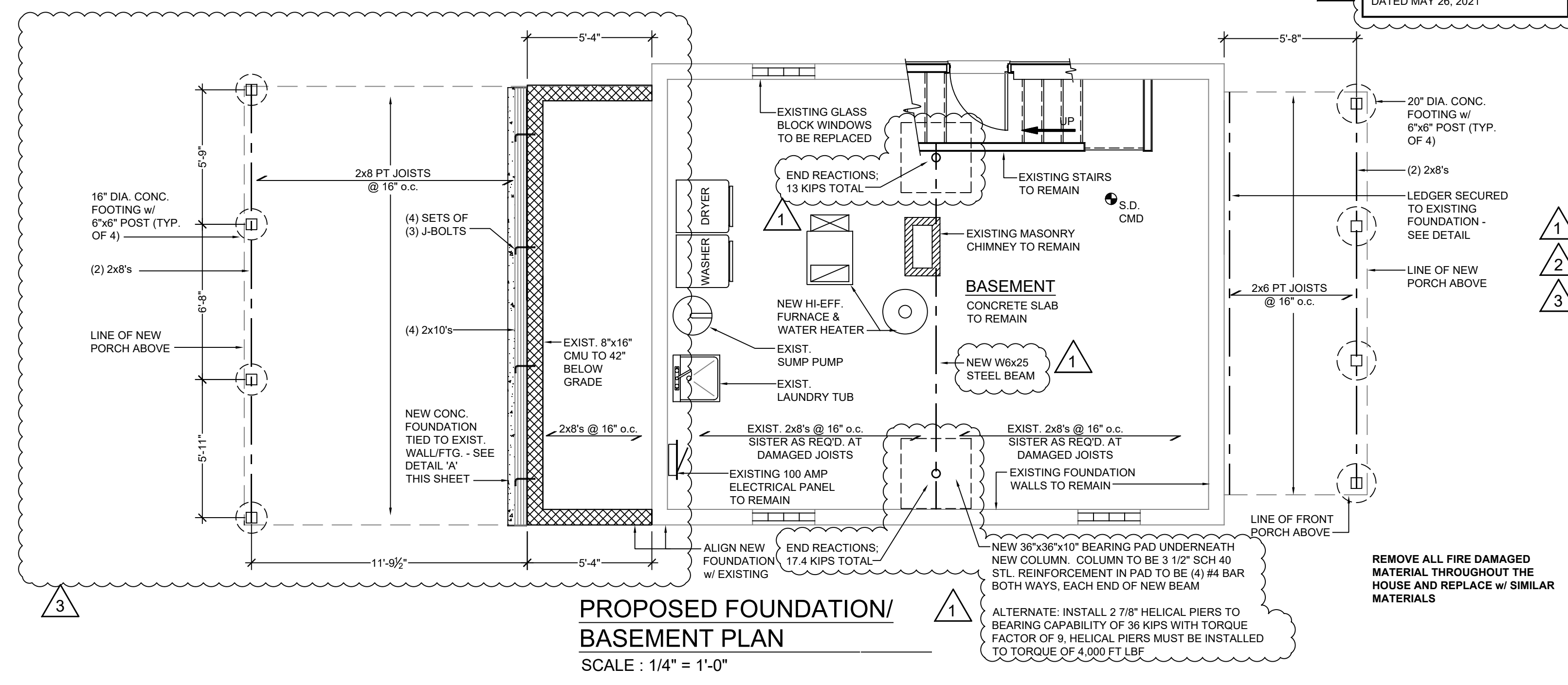
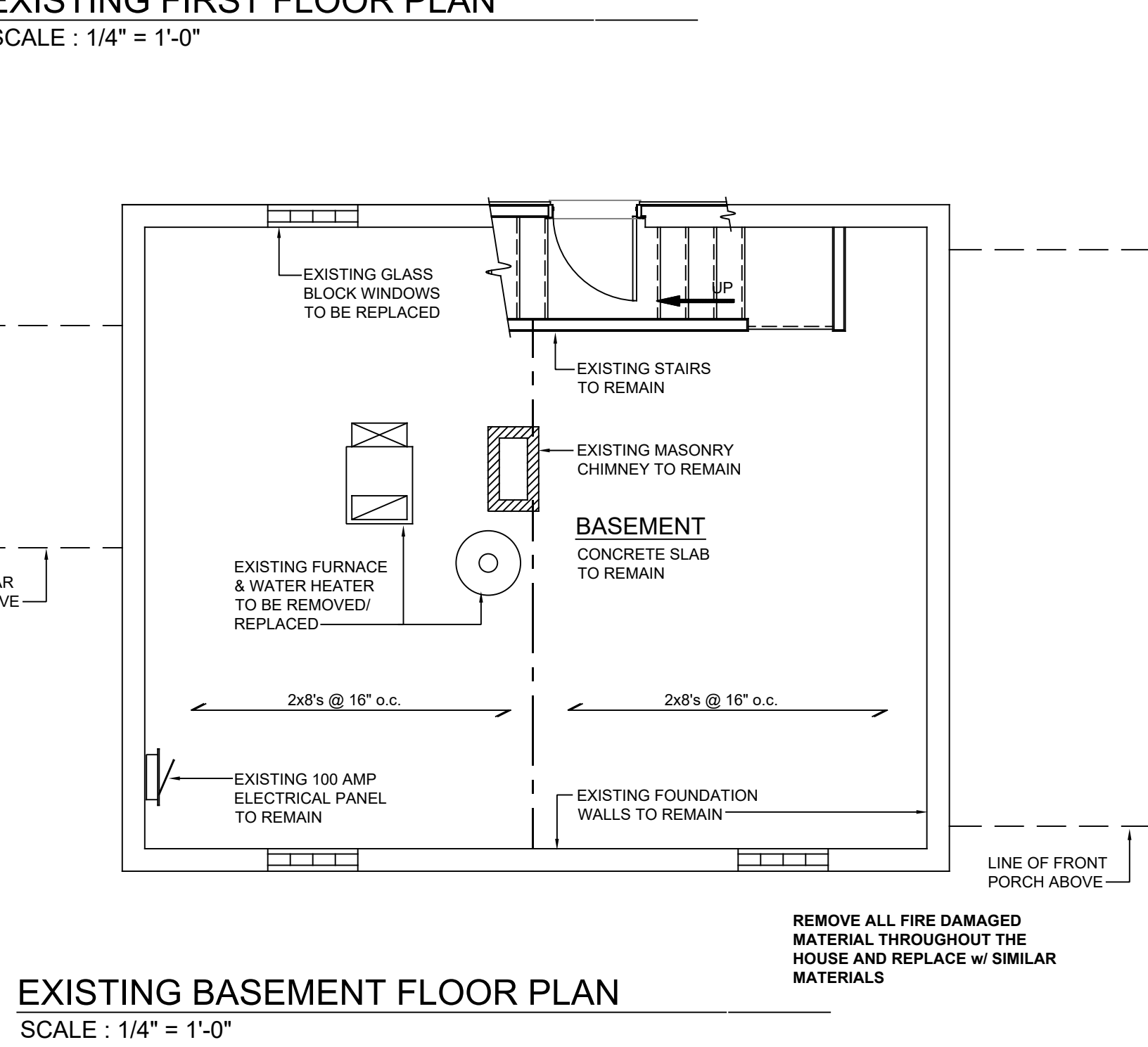
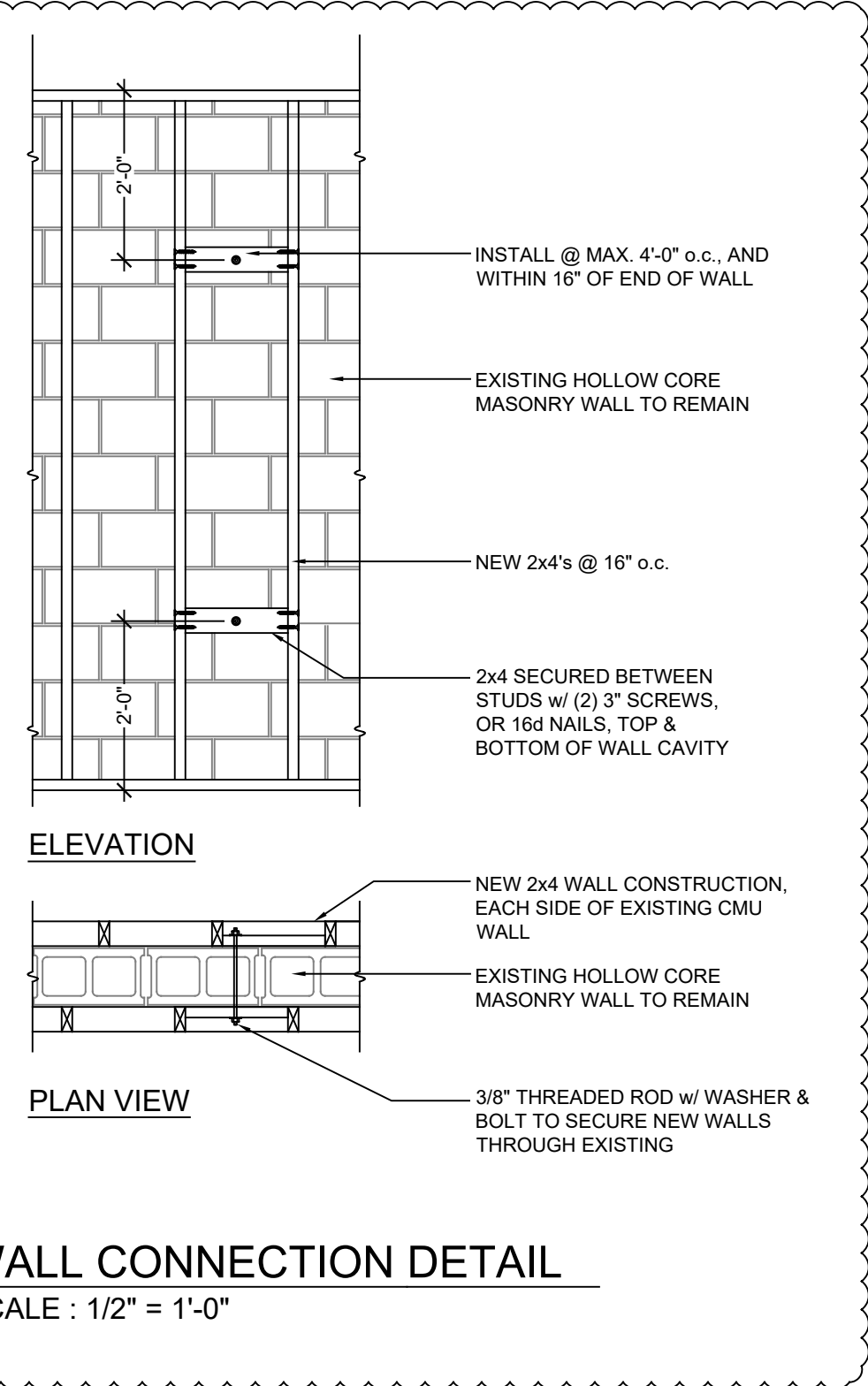
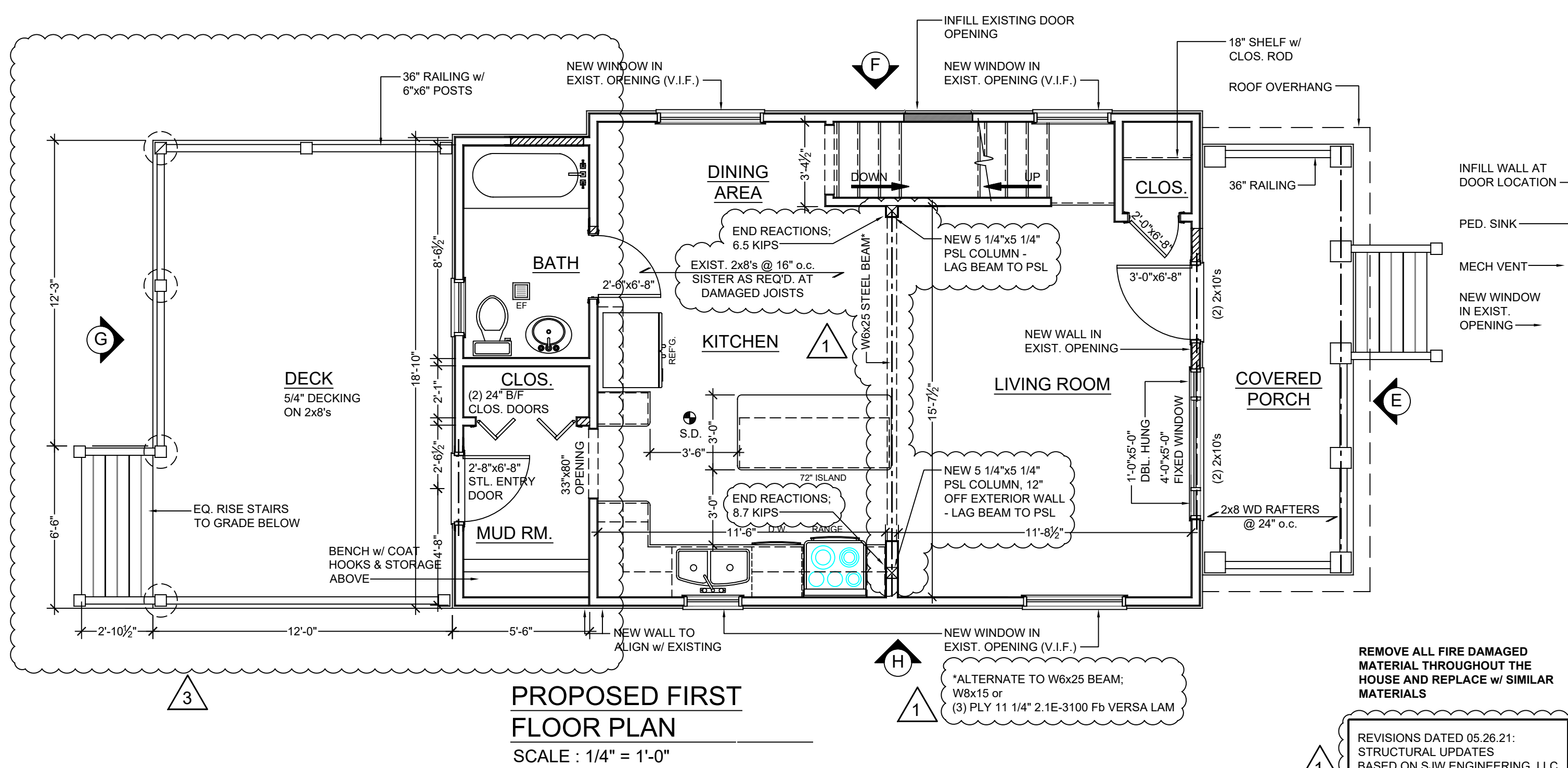
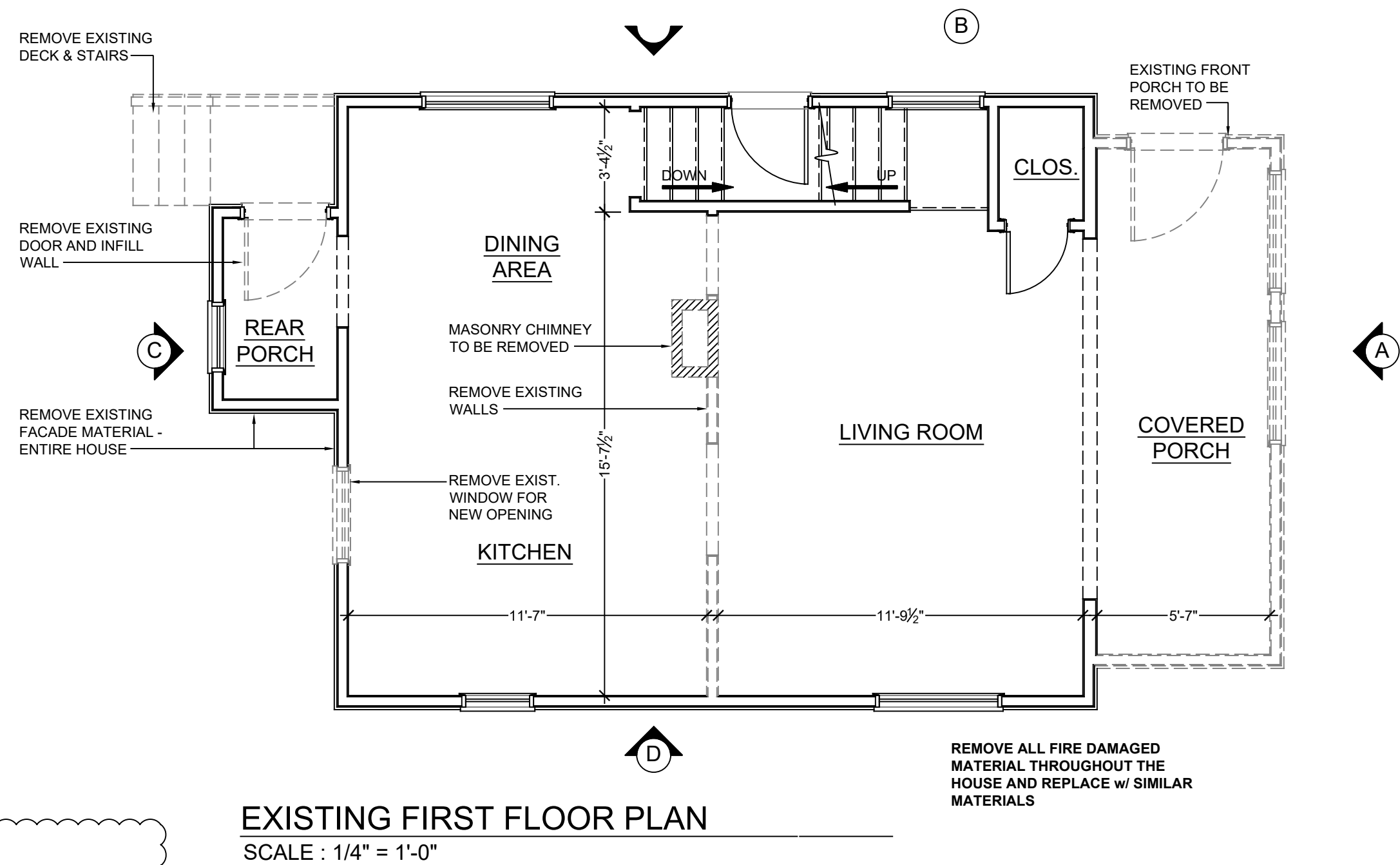
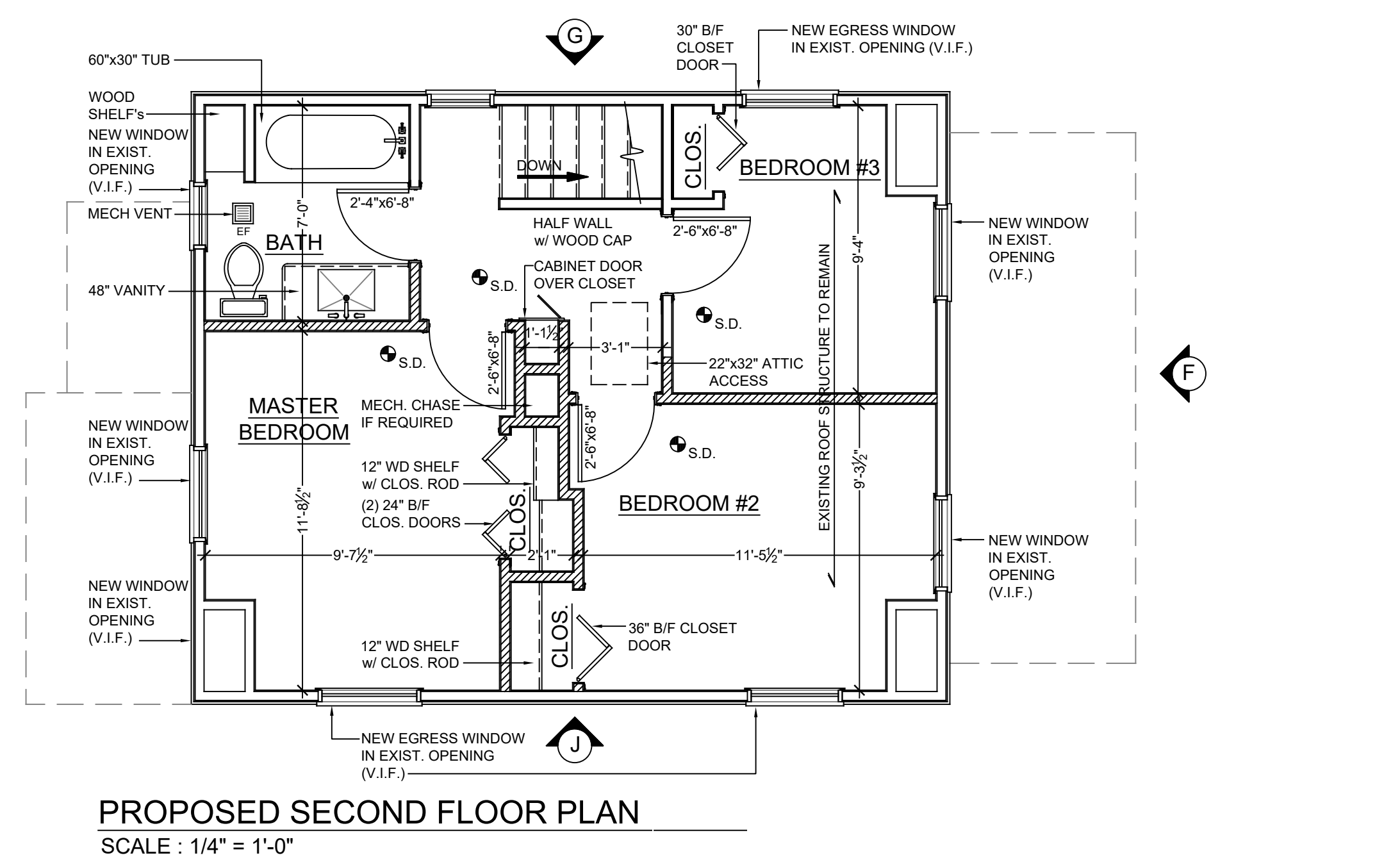
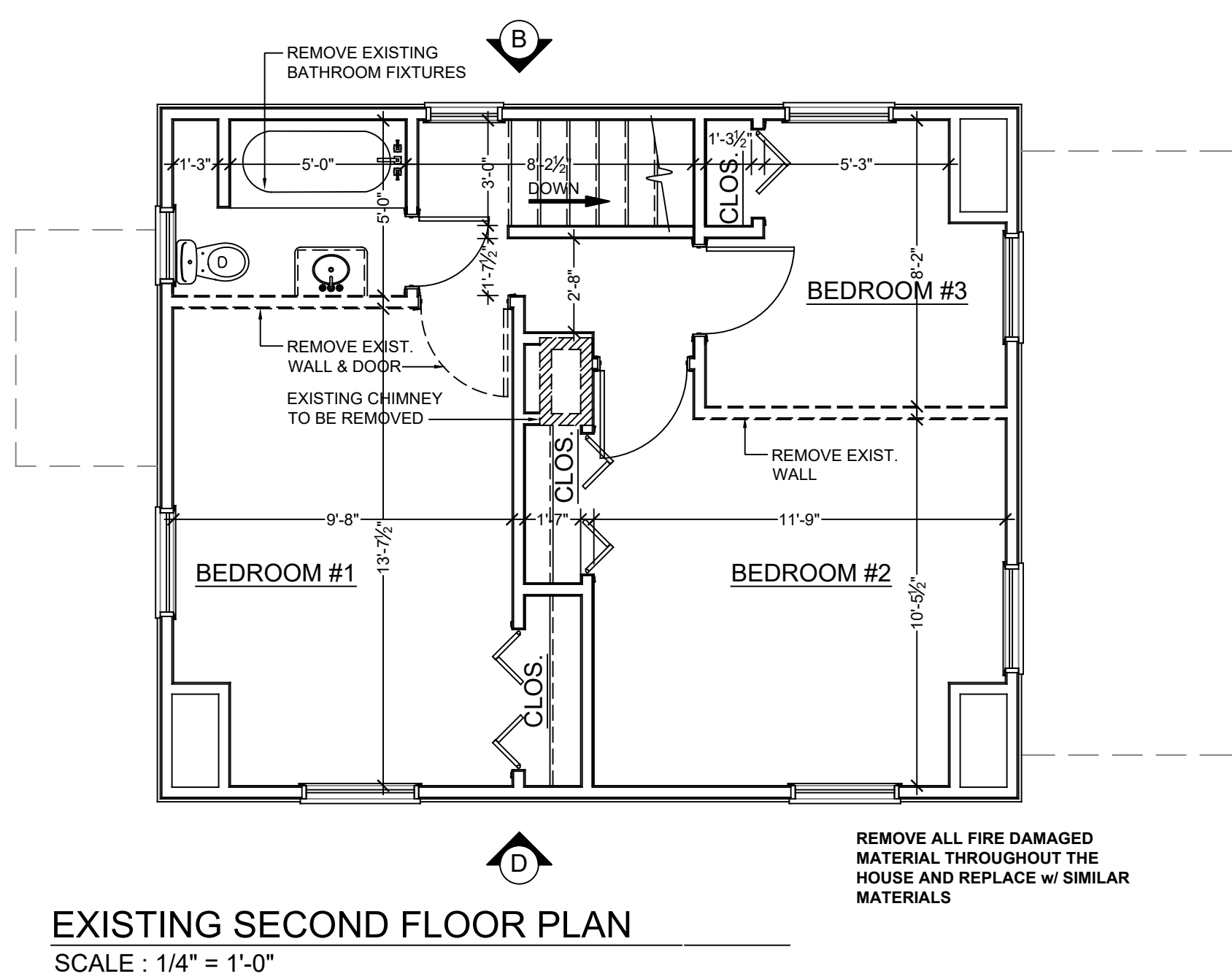
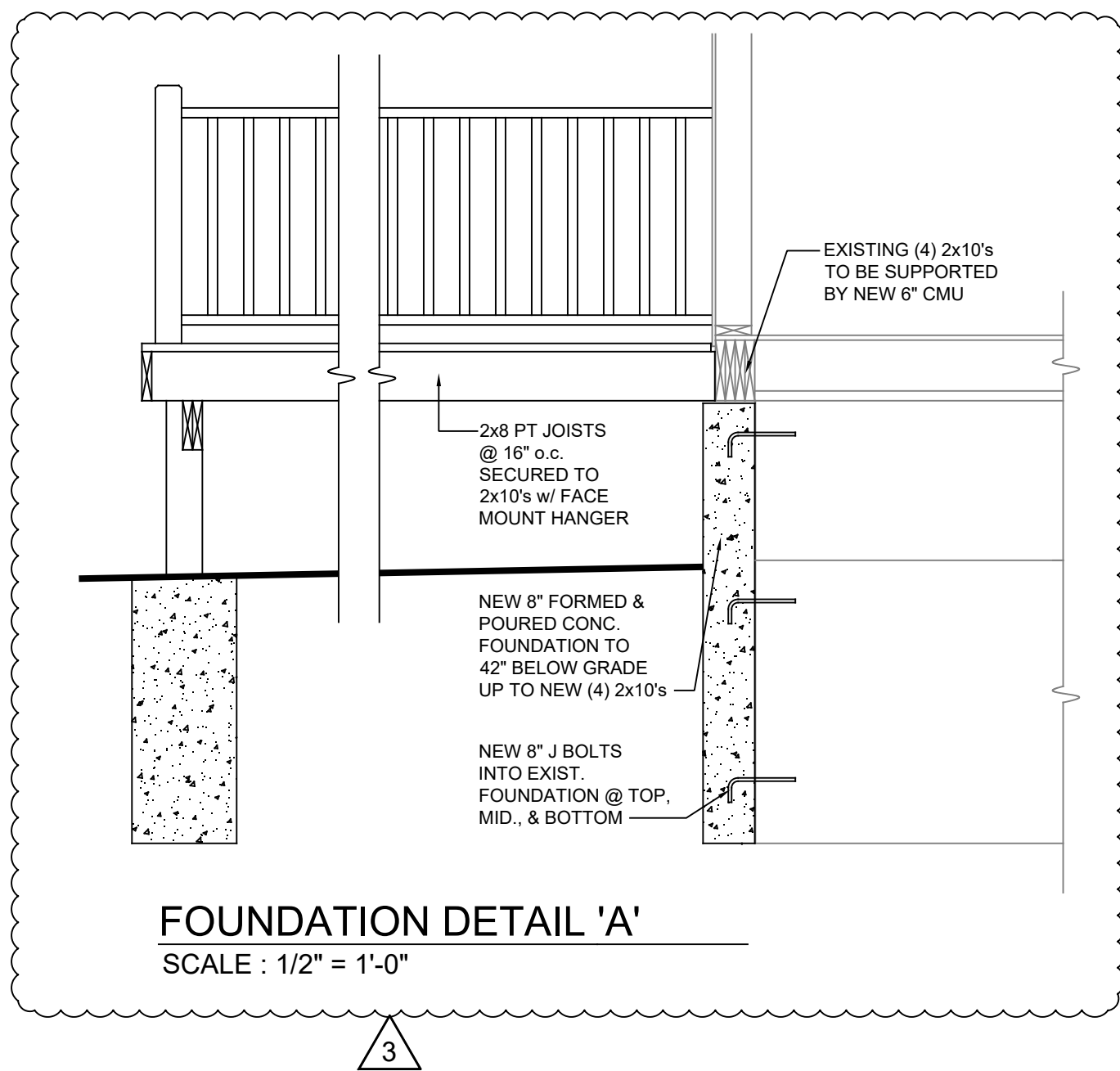
01.04.2023

SCALE:
AS NOTED

DRAWN BY:
TB

SHEET No.:

A1.0





CONSTRUCTION
BY DESIGN, LLC
tbrodski@gmail.com | 248.930.5260

PROJECT NAME: 39 IVY, PONTIAC, MI 48342

SHEET NAME: PROPOSED EXTERIOR ELEVATIONS

DATE:
12.14.2020

ISSUED FOR:

- ☒ PERMIT
☐ CONSTRUCTION
☐ REVISION
☐ AS-BUILT

REVISIONS:

11.12.2021
01.03.2022
01.04.2023

SCALE:
AS NOTED

DRAWN BY:
TB

SHEET No.:

A2.2



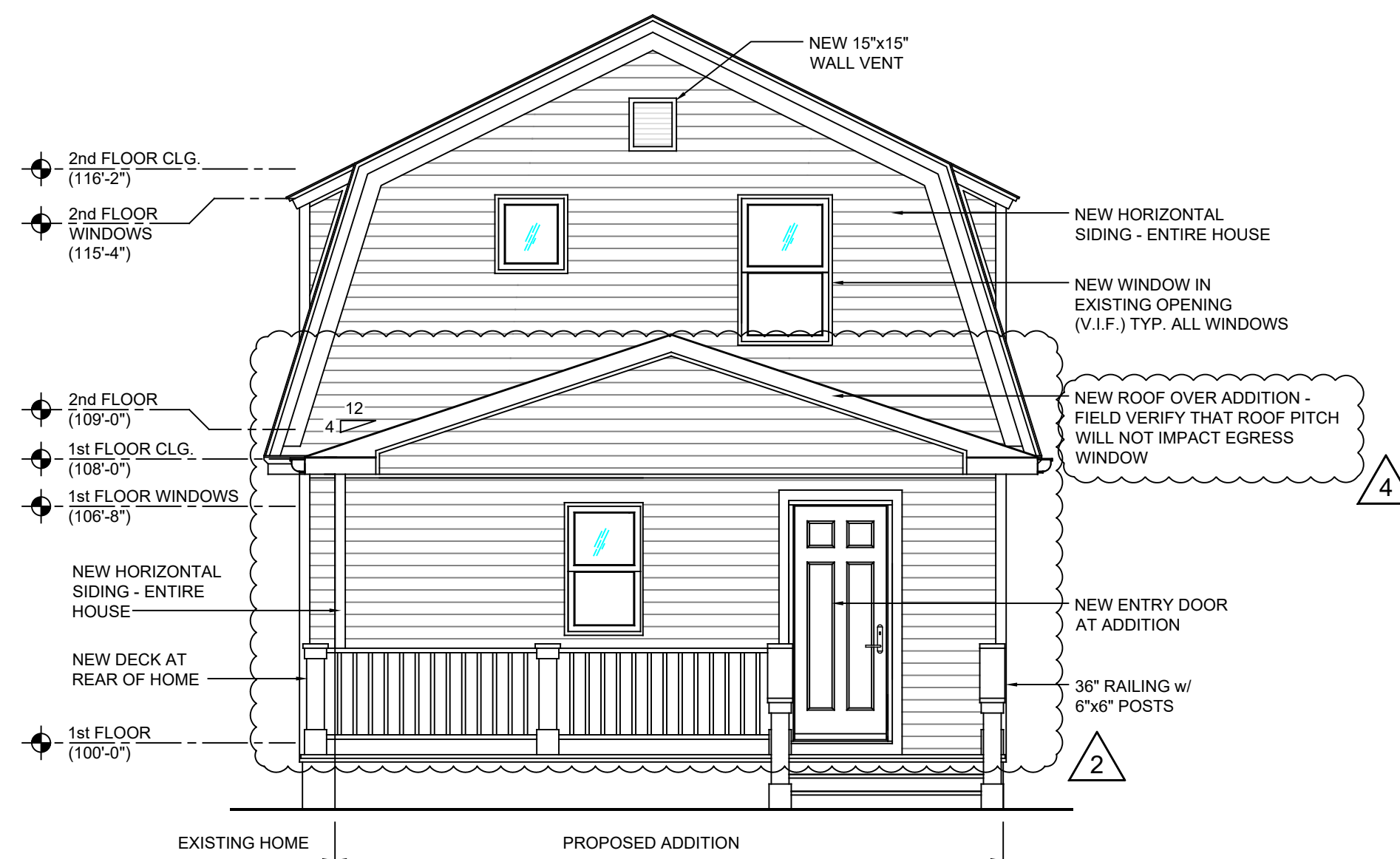
PROPOSED SIDE ELEVATION 'F'
SCALE : 1/4" = 1'-0"



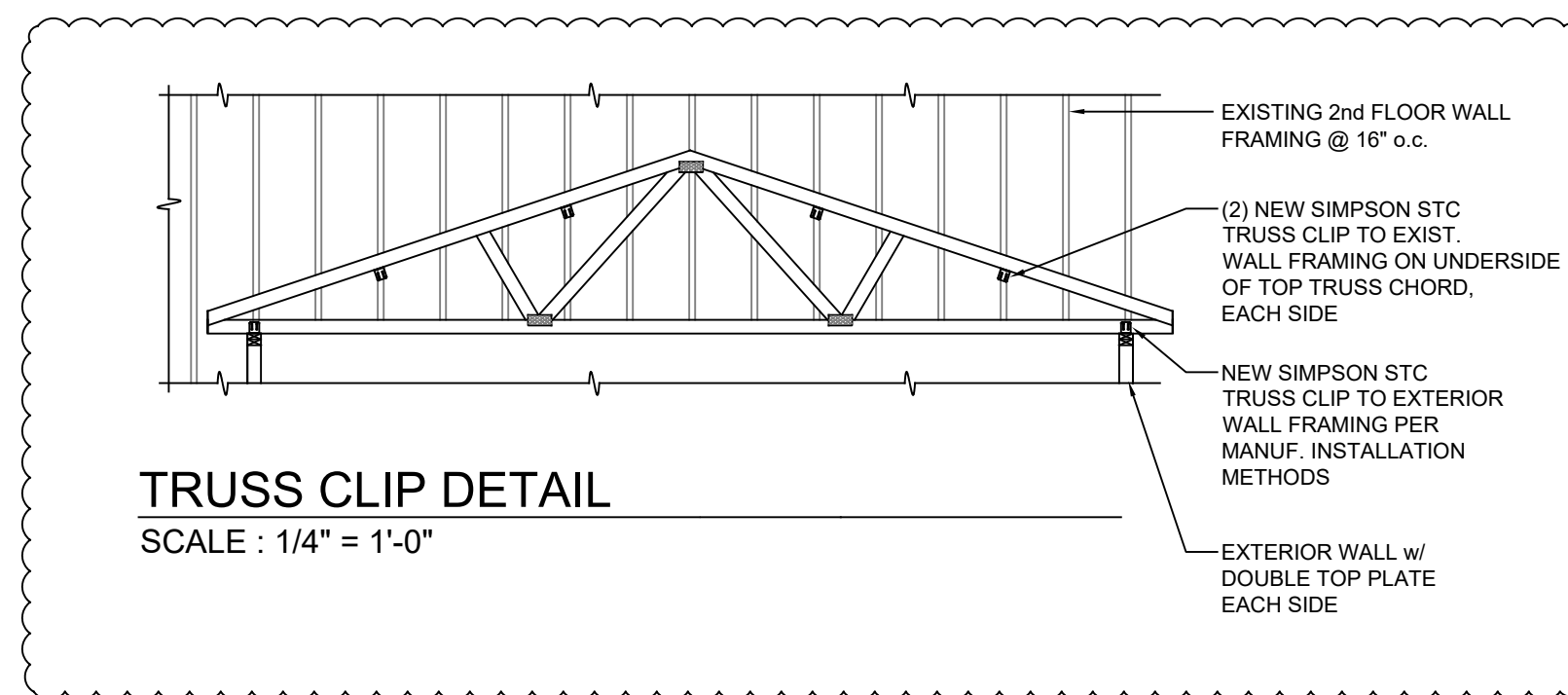
PROPOSED FRONT ELEVATION 'E'
SCALE : 1/4" = 1'-0"



PROPOSED SIDE ELEVATION 'H'
SCALE : 1/4" = 1'-0"



PROPOSED REAR ELEVATION 'G'
SCALE : 1/4" = 1'-0"



TRUSS CLIP DETAIL
SCALE : 1/4" = 1'-0"



Mayor Tim Greimel

CITY OF PONTIAC

Planning & Zoning Division
City Hall - 47450 Woodward Avenue
Pontiac, Michigan 48342-5009
248-758-2800 | FAX 248-758-2827

Donovan Smith
City Planner

Historic District Commission 2023 – Regular Meeting Schedule

The Historic District Commission meets on a regular meeting schedule from January through December 2023, on the second Wednesday of each month at 6:00PM. Meetings are held in the Lion's Den, located at 47450 Woodward Ave, Pontiac, Mi 48340, Pontiac City Hall.

Meeting Date:	Application Deadline*
January 11, 2023	December 13, 2022
February 8, 2023	January 10, 2023
March 8, 2023	February 7, 2023
April 12, 2023	March 7, 2023
May 10, 2023	April 11, 2023
June 14, 2023	May 9, 2023
July 12, 2023	June 13, 2023
August 9, 2023	July 11, 2023
September 13, 2023	August 8, 2023
October 11, 2023	September 12, 2023
November 8, 2023	October 10, 2023
December 13, 2023	November 7, 2023

*Completed Submissions for Historic District Commission are reviewed by Staff for Historical Appropriateness, and will be scheduled for Historic District Review as appropriate. Incomplete Applications will be returned to the applicant for resubmission. For More information regarding plan review criteria and guidelines for residential and commercial improvements visit www.Pontiac.Mi.Us/HistoricDistricts.