



Mayor Tim Greimel

CITY OF PONTIAC

Donovan Smith
City Planner

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

Historic District Commission

Wednesday – November 9, 2022 - 6:00 P.M.

47450 Woodward, Pontiac. City Hall | Lion's Den

AGENDA

1. CALL TO ORDER:
2. ROLL CALL:
3. COMMUNICATIONS:
4. MINUTES FOR REVIEW: July 13, 2022
5. HISTORIC DISTRICT REVIEW:
6. UNFINISHED BUSINESS:
7. NEW BUSINESS:
 - 7.1 HDC 22-46 – 56 Miami – Garage Demolition
 - 7.2 2023 Historic District Commission Meeting Schedule
 - 7.3 Review of Guidelines for Roof, Siding, and Window Replacement
 - 7.4 Review Criteria for Historical Appropriateness
 - 7.5 2021-2023 Annual Report of the Pontiac Historic District Commission
8. PUBLIC COMMENTS:



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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.



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HISTORIC DISTRICT COMMISSION 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.



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HISTORIC DISTRICT COMMISSION WINDOW REPLACEMENT GUIDELINES & SUBMISSION REQUIREMENTS

The Pontiac Historic District Commission hears many requests to replace character-defining historic windows. Per the Secretary of the Interior's Standards for Rehabilitation and the City of Pontiac's Historic District Commission Historic Review Criteria, window replacement is generally not permitted because of the impacts upon historic features of the structure.

WINDOW REPLACEMENT APPLICATION REQUIREMENTS

- 1) Pictures of all proposed window replacements by elevation
- 2) Detail of proposed window material, and existing material: Wood, Vinyl, Aluminum, etc.
- 3) Proposal / Contract from window installation company
- 4) Written scope of work
- 5) Signed and Completed Historic District Commission Application

PRIMARY FAÇADE WINDOW TREATMENT REQUIREMENTS -

The Historic District Commission will authorize the approval of work on windows under the following conditions, in order of desirability on all elevations facing street frontages:

- 1) Repair of Existing Windows
- 2) Replace with Like
 - a. Use of the same materials
 - b. Matching existing configuration – an example, a six-over-one true divided lite double-hung window would be replaced with true divided lites that match the existing muntin profile (width and depth of the dividing materials) and window trim detailing

The Historic District Commission will approve windows that match these criteria on the primary façade(s) on all street frontages only.

NON-PRIMARY ELEVATION WINDOW TREATMENT ALLOWANCES

The Historic District Commission desires these primary façade-quality windows on all facades, but within residential districts, the Historic District Commission will accept replacement windows to a lower design standard than those on the primary façade(s).

Order of desirability for non-primary façade windows:

- 1) Repair Existing Windows
- 2) Replacement with Like
 - a. Use of same materials
 - b. Matching existing configuration
 - c. Matching of color
 - d. Matching trim detailing

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- 3) Replacement with modern materials with true divided lites and muntins that match the existing profiles
- 4) Replacement with new windows of modern materials and exterior divider grilles to match existing window profiles
- 5) Standard replacement windows with either interior divider grilles or no divider grilles (least desirable – for non-primary facades only)

WINDOW REPLACEMENT REVIEW CRITERIA

In applying the City's review standards, proposed window replacements often do not meet the following City Historic Review Criteria:

- 74-55 (b)(1) "historical or architectural value and significance of the structure...to the surrounding area" will be impacted by the new windows that will not match the original windows and new windows affect the historic integrity of the structure and affect the integrity of the wider historic district;
- 74-55 (b)(2) "relationship of the exterior architectural features" will be impacted by the new windows as these new windows often will not have the same exterior features, like true divided lites and these changes will significantly affect the overall visual character of the house and may negatively impact the significance 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. Window design is often a key overall design feature of the building and window 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 of windows will remove historic building materials;
- 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 replacement windows with flat profiles does not meet this criteria; and
- 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 windows will impact the overall essential form of the structure by changing an important character defining feature, its windows.

For the Historic District Commission to approve window replacements, the applicant must provide clear and irrefutable evidence that the windows are in such disrepair that they cannot be repaired or that the historic windows have already been replaced. This requirement will allow the Commission to ensure compliance with review criteria #5 and #7 that prevents damage to historic building materials. If replacement is required and for approval by the HDC, the applicant must provide specification sheets for all of the proposed windows, including those on the primary façade with evidence of true divided lite muntins (the wooden divider between window panes).

Policy Updated – DEC 2022



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HISTORIC DISTRICT COMMISSION SIDING REPLACEMENT GUIDELINES

The Pontiac Historic District Commission hears many requests to replace character-defining historic siding. Per the Secretary of the Interior's Standards for Rehabilitation and the City of Pontiac's Historic District Commission review criteria, siding replacement is often not permitted because of the impacts upon historic features of the structure.

SIDING REPLACEMENT APPLICATION REQUIREMENTS

- 1) Pictures of existing condition of proposed siding for replacement.
- 2) Detail of proposed siding material.
- 3) Proposal / Contract from siding installation company
- 4) Written scope of work
- 5) Signed and Completed Historic District Commission Application, must provide detail of existing siding, condition, and material.

Installation of new vinyl or aluminum siding over original historic fabric (e.g. clapboard, cedar shakes, or other material) is strictly prohibited. Replacement of existing aluminum siding with vinyl siding is also not permitted.

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

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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

If the original siding still exists under later alterations, it is the policy of the Commission to require the restoration of this material over all other options.

If an applicant proposes to replace like with like, that is deemed repair work, and it may be administratively approved. For instance, replacing existing vinyl or aluminum with vinyl or aluminum is permissible, but switching from one material to another is not permitted.

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HISTORIC DISTRICT COMMISSION ROOF REPLACEMENT GUIDELINES

The Pontiac Historic District Commission hears many requests to replace character-defining historic original roofs. Per the Secretary of the Interior's Standards for Rehabilitation and the City of Pontiac's Historic District Commission Historic Review Requirements, roof replacements that destroy original roofing materials are not permitted because of the impacts upon historic features of the structure. The original material that is affected the most are the City's historic slate roofs; however other original roofing materials (wooden shakes, ceramic tiles, etc) may also be protected.

ROOF REPLACEMENT APPLICATION REQUIREMENTS

- 1) Pictures of existing condition of proposed roof for replacement.
- 2) Detail of proposed roof shingle material.
- 3) Proposal / Contract from roof installation company
- 4) Written scope of work
- 5) Signed and Completed Historic District Commission Application, must provide detail of existing roof material.

WINDOW REPLACEMENT REVIEW CRITERIA

In applying the City's review standards, proposed roof replacements do not meet the following City Historic Review Criteria:

- 74-55 (b)(1) "historical or architectural value and significance of the structure...to the surrounding area" will be impacted by the new roof that replace original roofing materials with non-historic materials (often asphalt shingles) that do not match appearance, and this change of roofing materials throughout the district will impact the district's overall appearance;
- 74-55 (b)(2) "relationship of the exterior architectural features" will be impacted by the new roof as the inappropriate materials will significantly affect the overall visual character 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. Roofing materials are often a key overall design feature of the building and roofing material 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 of historic roofing materials will destroy these historic building materials;
- 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 replacement of roofing with new materials that are not similar does not meet this criteria; and



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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 roofing will impact the overall essential form of the structure by changing an important character defining feature, its roof.

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.

ROOF REPLACEMENT TREATMENT REQUIREMENTS FOR HISTORIC ROOFS

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
 - b. 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, surface finish, sheen, etc.

NON-HISTORIC ROOF TREATMENTS

For structures that no longer have their original historic roofing materials, the Historic District Commission authorizes the replacement of "like with like" materials. For example, a non-historic asphalt roof may be replaced with a new asphalt roof.

If the original roof has already been replaced during a previous renovation, the Historic District Commission's staff planner is authorized to administratively approve the application and provide a Certificate of Appropriateness for roof replacement.

The applicant is encouraged at a minimum to identify what roofing material was originally used on the house and to select a replacement material that mimics the original appearance of the roof, including the use of synthetic slate shingles.

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Vern Gustafsson
Planning Manager

Donovan Smith
City Planner

November 4, 2022

To: Pontiac Historic District Commission

From: Donovan Smith, City Planner

RE: Garage Demolition – 56 Miami – HDC 21-21

The applicant/home owner, Susanne Navaroo, has made petition to the Historic District Commission to demolish the existing garage on the subject property. The subject property, 56 Miami, single family home located near Algonquin St. and Miami Rd, in the Seminole Hills Historic District. The structures on the property include a single family home and accessory structure garage.

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 property improvements and potential new construction should be consistent with the standards approved in the City of Pontiac Ordinance for Historic Preservation.

Applicable Review Criteria

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.

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.

The use of the property would not be changes by the proposed demolition of the existing garage.

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.

The existing garage maintains a coordinated façade with the primary home, the other contributing factors such as massing, roof pitch, and orientation are not present in the current structure. Reconstruction should take these characteristics into consideration.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The street facing façade should to the best of the applicant's ability, reflect consistency with the material or appearance of the primary home.

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.

The demolished garage should be replaced with a garage that reflects the characteristics of the existing structure and compliment the historic characteristics of the primary home.

Recommendation

The Planning Division recommends to the Historic District Commission to issue a **Notice to Proceed** HDC 22-46, for the demolition of the existing garage at 56 Miami Rd.

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DEPARTMENT OF BUILDING & SAFETY

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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.
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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 64-14-30-457-015		Permit Number
Project Name GARAGE DEMO		Address 56 MIAMI		
City PONTIAC	State MICHIGAN	County OAKLAND	Zip Code 48341	
Between HURON		And CHIPPEWA		
II. IDENTIFICATION				
A. OWNER OR LESSEE				
Name SUSANNE SINCLAIR (NAVARRO)		Address 56 MIAMI		
City PONTIAC	State MI	Zip Code 48341	Telephone Number 248.309.1926	
B. ARCHITECT OR ENGINEER				
Name		Address		
City	State	Zip Code	Telephone Number	
License Number		Expiration Date		
C. CONTRACTOR				
Name		Address		
City	State	Zip Code	Telephone Number	
Builders License Number		Expiration Date		
Federal Employer ID Number or Reason For Exemption		Workers Comp Insurance Carrier or Reason For Exemption		
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 checked="" 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"/> Special Inspection	9. <input type="checkbox"/> Relocation			
B. REVIEW (S) TO BE PERFORMED				
<input type="checkbox"/> Building	<input type="checkbox"/> Electrical	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Foundation <input checked="" type="checkbox"/> Historic District

IV. PROPOSED USE OF BUILDING				
A. RESIDENTIAL				
1. <input type="checkbox"/> One Family	2. <input type="checkbox"/> Two Or More Family (No. of Units) _____	3. <input type="checkbox"/> Hotel, Motel (No. of Units) _____		
4. <input type="checkbox"/> Attached Garage	5. <input checked="" type="checkbox"/> Detached Garage	6. <input type="checkbox"/> Other _____		
B. NON-RESIDENTIAL				
7. <input type="checkbox"/> Amusement	8. <input type="checkbox"/> Church, Religion	9. <input type="checkbox"/> Industrial	10. <input type="checkbox"/> Parking Garage	
11. <input type="checkbox"/> Service Station	12. <input type="checkbox"/> Hospital, Institutional	13. <input type="checkbox"/> Office, Bank, Professional	14. <input type="checkbox"/> Public Utility	
15. <input type="checkbox"/> School, Library, Educational	16. <input type="checkbox"/> Store, Mercantile	17. <input type="checkbox"/> Tanks, Towers	18. <input type="checkbox"/> Other _____	
DESCRIPTION -DESCRIBE IN DETAIL PROPOSED USE OF BUILDING AND SPECIFY TYPE OF WORK BEING PERFORMED AT THE SITE				
<p>Request to demo existing garage (no electrical). Current garage is of wood frame construction with thin brick/aluminum veneer. The garage is slab on grade with the sill plate sitting on top of the slab. To increase the pitch of the roof to match the house increases the load of the roof on the walls. The current garage can't bear the additional loading. HDC previously approved increase of roof pitch and siding choice (James Hardie or Cedar).</p>				
V. SELECTED CHARACTERISTICS OF BUILDING				
A. PRINCIPAL TYPE OF FRAME				
1. <input type="checkbox"/> Masonry, Wall Bearing	2. <input checked="" type="checkbox"/> Wood Frame	3. <input type="checkbox"/> Structural Steel	4. <input type="checkbox"/> Reinforced Concrete	
5. <input type="checkbox"/> Other _____				
B. PRINCIPAL TYPE OF HEATING FUEL				
6. <input type="checkbox"/> Gas	7. <input type="checkbox"/> Oil	8. <input type="checkbox"/> Electricity	9. <input type="checkbox"/> Coal	10. <input type="checkbox"/> Other _____
C. TYPE OF SEWAGE DISPOSAL				
11. <input type="checkbox"/> Public or Private Company	12. <input type="checkbox"/> Septic System			
D. TYPE OF WATER SUPPLY				
13. <input type="checkbox"/> Public or Private Company	14. <input type="checkbox"/> Private Well or Cistern			
E. TYPE OF MECHANICAL				
15. <input type="checkbox"/> Will There Be Air Conditioning? <input type="checkbox"/> Yes <input type="checkbox"/> No		16. Will There Be Fire Suppression? <input type="checkbox"/> Yes <input type="checkbox"/> No		
F. DIMENSIONS/DATA				
17. Number of Stories _____	21. Floor Area:	Existing	Alterations	New
18. Use Group _____	Basement	_____	_____	_____
19. Construction Type _____	1 st & 2 nd Floor	_____	_____	_____
20. No. of Occupants _____	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 **Susanne Sinclair (Formerly Navarro)** Telephone Number **248.309.1926**
 Address **56 Miami** City **Pontiac** State **MI** Zip Code **48341**

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 \$ _____

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
K - OTHER	<input type="checkbox"/> Yes <input type="checkbox"/> No				

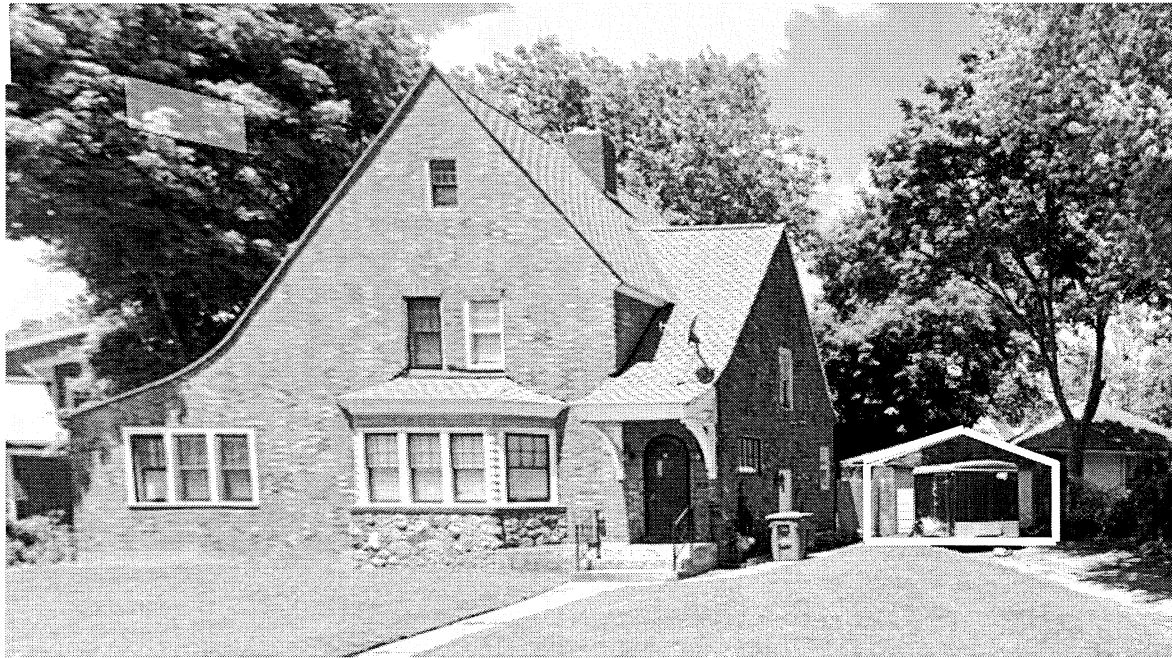
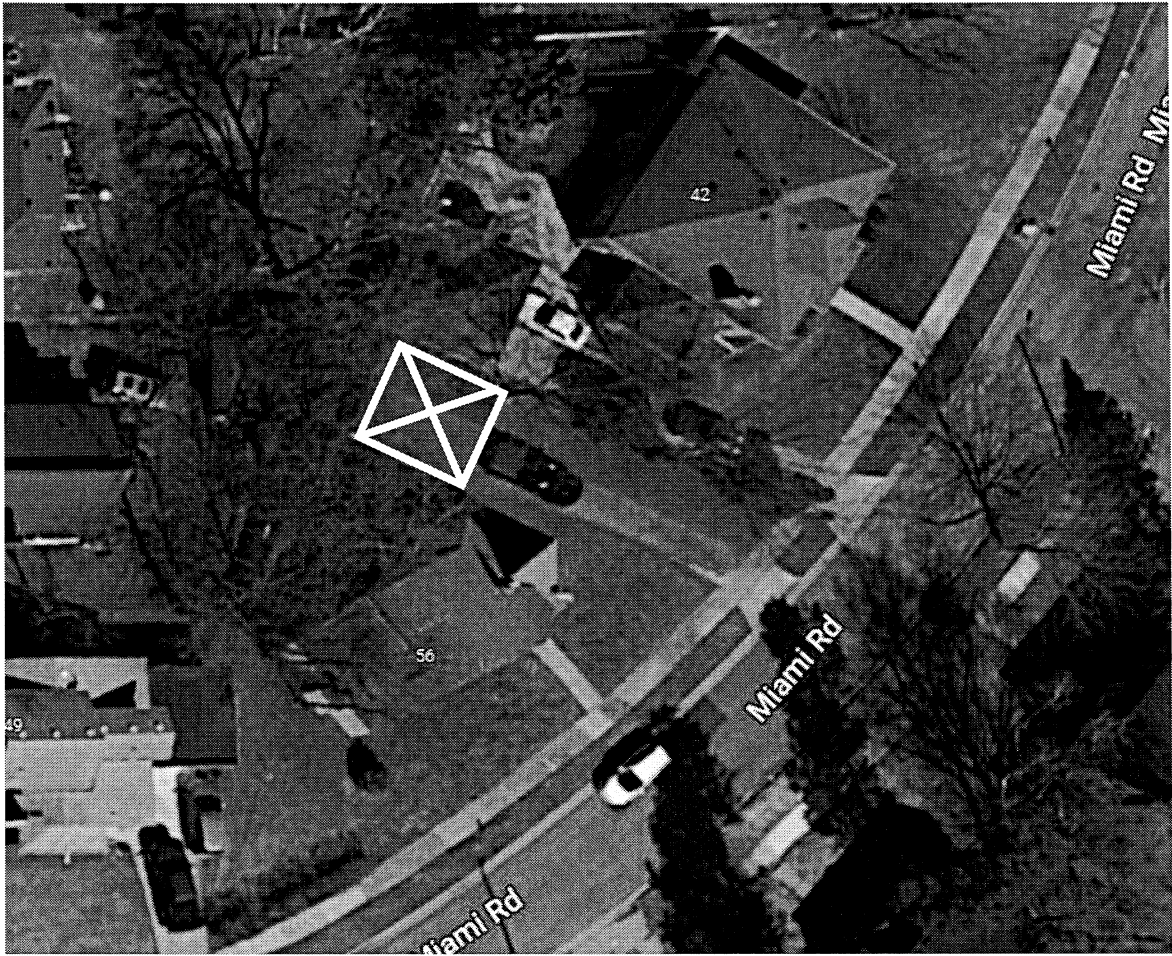
VIII. VALIDATION - FOR DEPARTMENT USE ONLY

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

Approval Signature:

Title:

Date:

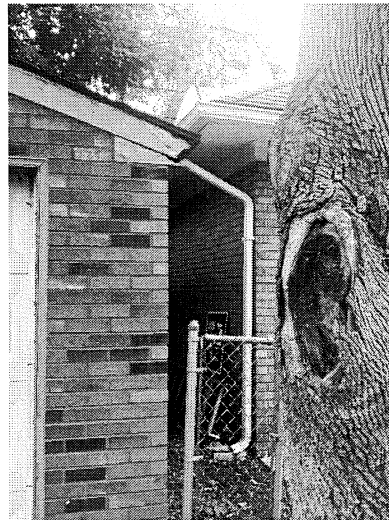


Reasons for request for demo.

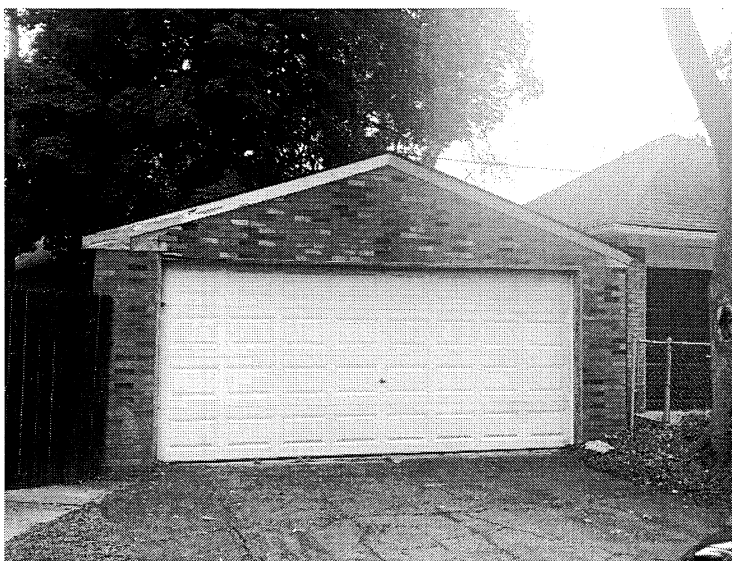
- To increase the pitch of the roof to match the house the garage needs a foundation. The garage is currently a slab on grade with the wood sill plate built on top of the slab and can't absorb the additional load of larger trusses and roofing material.
- The current garage is in poor condition. Due to the proximity of the neighboring garage damage has incurred. The adjacent property has dirt piled against the north wall which has caused the wall and sill plate to rot out. The neighboring property directs the water from their roof against the north wall this happens with snow and leaves as well.
- The construction of a new garage in its current location is not economically feasible nor will it meet the current setback requirements. The existing conditions from the neighboring property still and will exist.
- Currently, the backyard is non-existent and the removal of the existing garage will provide additional space in the rear yard.



Picture above shows the entire sill plate has rotted out.



Water from adj. gutter causes dirt to remain wet.



Picture depicts the thin brick veneer coming off and the close proximity of the neighboring garage.

The intent is to reconstruct the garage with the rear wall at the rear wall of the residence which will conform with current set backs and increase the pitch of the garage to match the house from (3:12 to 16:12).

