



PONTIAC HISTORIC DISTRICT COMMISSION

January 17, 2024, 6:00 pm

CITY HALL – 2nd FLOOR – COUNCIL CHAMBERS

47450 WOODWARD AVENUE – PONTIAC, MICHIGAN

Agenda

1. CALL TO ORDER:
2. ROLL CALL:
3. OFFICIAL COMMUNICATIONS:
4. MINUTES FROM REVIEW: December 7, 2023 & December 13, 2023
5. APPROVAL OF THE AGENDA:
6. OLD BUSINESS:
7. NEW BUSINESS
 - A. Application#: HDC 23-058
 - Applicant: Clyde Alexander & Eric Hatcher
 - Address: 95 Oliver Road
 - Request: Remove slate roof tiles, metal material, and asphalt shingles from the dwellings roofs and remove asphalt shingles from the garage roof to install gray dimension asphalt shingles on both structures.
8. PUBLIC COMMENT:
9. STAFF COMMUNICATION
 - A. Planning Initiatives (Training etc.)
 - B. Next Meeting: February 14, 2024

CITY OF PONTIAC

47450 Woodward Avenue, Pontiac, MI 48342 | 248-758-2800 | planning@pontiac.mi.us

Mayor Tim Greimel

CITY OF PONTIAC, MI
HISTORIC DISTRICT COMMISSION MINUTES
Special Meeting
Wednesday, December 7, 2023 – 6:00pm

I. CALL TO ORDER: (6:08)

II. ATTENDANCE:

Present: Chair Rick David, Vice Chair Regina Campbell, Fernando Bale, Rachael Clark, Ken Burch, Jim Allen and Jen Burk

Staff Members: Mark Yandrick – Planning Manager
Paul Harang – Planner II

A motion was made by Commissioner Burk to start the meeting and it was seconded by Commissioner Allen and unanimously approved.

III. OFFICIAL COMMUNICATIONS:

Planner Paul Harang welcomed members to the meeting and indicated no new updates.

IV. NEW BUSINESS:

Planner Harang opened the meeting and explained this is a special meeting requested by the applicant. The Planner II provided a presentation regarding the request at 21 Miami.

The applicant Megan Shramski provided a presentation regarding the roof request at 21 Miami. The applicant indicated that per her understanding all violations at the site were rectified. The applicant indicated that her husband and son over the years have repaired the roof. First removing several rotten cedar shingle areas from parts of the roof and installing new cedar shingles due to the fact the applicant did not want to hire a roofing contractor to do the work. The applicant indicated that she feels that she does not have to pay any additional fees or seek a permit for any soffit work on her house.

Commissioner Burch asked why the case is in front of the Commission and why staff could not approve the work at a staff level. And asked a question of staff “does the homeowner need a permit for soffit repair”.

Staff Planner Harang indicated staff could not approve the request due to the existence of three (3) different roofing materials on the house. Based on the guidelines approved by the Commission in 2018, staff approval for this type of replacement is not authorized for such a request it must go to the Commission.

Commissioner Clark asked if the cedar shingles on the roof were repaired by the homeowner.

Commissioner Burk asked if the soffits are wood, and if the replacement soffits will remain wood.

The applicant indicated that any new soffits would remain wood.

Commissioner Allen asked about the gutters, if the gutters will be reattached to the house, and indicated that any new soffits must remain wood.

Commissioner David stated the case is in front of the commission due to the guidelines and stated the commission would need to review this application because staff can only review "like to like" requests.

Planner Harang agreed with Commissioner David that staff is required to send this request to the commission due to the fact staff can only approve "like to like" replacements and cannot staff approve requests that are not "like to like" roofing materials.

Commissioner David asked the staff if they would like to add anything to the conversation.

Planner Harang indicated that the commission should include a motion or addendum to add any soffit repair to the request since the applicant will be re-roofing the house.

Resident Abigail Eyon 78 Wenonah Drive in Ottawa Hills stated that she supports the roof work on the house. And feels that the special meeting is not necessary.

The applicant addressed the commission provided some personal updates regarding her life over the past few years and stated more reasons why she could not address the roof issue in the past. The applicant indicated a future HDC meeting request will be sought to seek a permit to remove a garage addition at the site.

Resident Abigail Eyon addressed the commission and stated that she felt the special meeting should not have occurred.

Planner Yandrick addressed the commission and stated the special meeting must occur due to the multiple roofing materials on the house. And staff must make sure proper processes are in place to follow the HDC guidelines. The Planning Manager indicated staff has a list of past roof applications at other sites that have been reviewed by the Commission. Indicating this request is not out of the ordinary. The main issue with this application is the three (3) different roofing materials on the house. Therefore, staff cannot issue a Certificate of Appropriateness. Planner Manager Yandrick indicated that we only obtained the permit request 2 weeks before this meeting and staff scheduled the case for the regular docket, but the applicant insisted the case needed to be heard as a special meeting request as soon as possible since her insurance company was threatening to cancel the insurance policy at the site. The Planning Manager stated that relative to the application staff is always going to support the Secretary of Interior standards and the HDC guidelines. And indicated staff does support the request, but the application must be heard by the Commission and suggested the Commission, in the future, can revisit changing the HDC guidelines relative to what staff can and cannot approve.

Commissioner Campbell asked about the fee for a special meeting. Staff indicated since the applicant requested a special meeting a fee must be assessed.

Commissioner Burk indicated that the commission should not deliberate about the special fee. The special fee is not the reason why the Commission is meeting tonight.

Commissioner Bales stated that no person should feel insecure before the commission. He feels that the historic picture within the HDC package should not have been inserted and he has an issue with the color of the replacement asphalt shingles.

Commissioner Allen stated that the applicant should not have waited so long to address the roof issues with staff. If the insurance company had not tried to cancel the policy the special meeting would not have occurred; the case could have been heard at the regularly scheduled public meeting a week later.

Commissioner Burk made a motion to approve the removal of the existing roof material on the house install new green asphalt dimensional shingles and approve soffit work to be completed at the time of the roof work. Commissioner Clark seconded the motion. Unanimously approved.

Vote: 7 yes

0 No

Motion passed.

Commissioner David indicated that future citizens attending the HDC meeting should be aware that any renovation on a historic structure requires a review by staff or the commission.

V. ADJOURNMENT (6:43)

Respectfully Submitted,

Paul Harang, Planner II
Community Development Department

CITY OF PONTIAC, MI
HISTORIC DISTRICT COMMISSION MINUTES
Wednesday, December 13, 2023 – 6 pm
City of Pontiac City Council Chambers

I. CALL TO ORDER: (6:11)

HDC Commissioners Present: Rick David - Chair
Regina Campbell – Vice Chair
Jim Allen
Fernando Bales
Jen Burk
Rachael Clark

Absent: Ken Burch

Staff Members: Mark Yandrick – Planning Manager
Paul Harang – Planner II

II. MEETING MINUTES FOR REVIEW

The minutes were approved by Commissioner Clark and seconded by Commissioner Burk.

III. OFFICIAL COMMUNICATIONS:

Staff Planner Harang welcomed members to the meeting and indicated no official communications.

IV. PUBLIC HEARINGS:

Application #: HDC 23-046
Applicant: Mary L. Klein
Address: 141 Chippewa Road
Request: 22 replacement windows with grills

Staff Planner Harang provided a presentation regarding the request at 141 Chippewa. The request is to replace 21 windows within the south, east, and west elevations. The east elevation will be composed of wood windows in a six (6) over one (1) composition and the south and west elevations will be composed of vinyl windows with a six (6) over six (6) composition.

The applicant, Mary Kline's son Paul Kline provided a presentation regarding the window request at 141 Chippewa. The applicant stated the front-facing windows (primary façade) at Chippewa shall be wood replacement windows and the remainder of the windows on the south and east facades will be vinyl replacement windows.

Commissioner Campbell asked the applicant the name of the company installing the windows and asked if any samples were provided to staff.

Commissioner Burk asked a question about the composition of the primary façade windows facing Chippewa to clarify whether these windows will be wood with a six (6) over six (6) or six (6) over one (1) composition.

Staff Planner Harang indicated the primary facade windows are recommended to be six (6) over one (1) to mimic the existing windows and six (6) over six (6) for the non-primary facades to match the existing new replacement windows that were approved by the HDC staff in the past.

The applicant indicated that he could not provide a window sample to the commission due to the cost of the windows and the fact The Home Depot does not loan out window samples.

Commissioner Allen asked a question about the window configuration and indicated that he would like to see the original window configuration of six (6) over one (1) within all window openings.

Commissioner Bales asked a question why the six (6) over six (6) window configuration was approved.

Staff Planner Harang indicated that the six (6) over six (6) configurations came from the original Staff approval for the north-facing non-primary façade windows.

Commissioner Allen asked for clarification regarding the location of the six (6) over one (1) and the six (6) over six (6) windows to be located on which facades of the structure.

Commissioner Bales asked for clarification on the window configuration on the front façade.

Staff Planner Harang indicated that the primary façade will be composed of wood windows configured in a six (6) or one (1) pattern to match the existing window configuration. The non-primary facades will be composed of vinyl windows with six (6) over six (6) configurations.

Commissioner David asked Staff going forward that all new applications be consistent with any future staff approvals.

Commissioner Burk made a motion to replace twenty-two (22) windows at 141 Chippewa to approve wood windows on the primary façade with six (6) over one (1) configuration and vinyl windows on the non-primary façades with a six (6) over six (6) configurations: Commissioner Campbell seconded the motion.

Vote: 5 Yes (Burk, Clark, Campbell, David, Bales)
1 No (Allen)
Motion passed

Application #: HDC 23-048
Applicant: Ronita Coleman
Address: 111 Oneida Road
Request: Remove 361 metal casement windows and 16 boarded garage door openings and replace with 361 Metal windows with grills and 16 metal garage doors.

Staff Planner Harang provided a presentation on the request to replace windows and insert new metal garage doors within boarded garage door openings at the site.

The applicant Ronita Coleman/Gregory Coleman provided a presentation indicating the new black metal casement windows will replace all existing windows within the building and the boarded garage door openings will be replaced with new metal garage doors. The applicant requested the Oakland County Historical Organization provide historical pictures of the building and will provide the pictures to staff in the coming weeks.

Jill Robinson with the Oakland County Treasurer's Office stated the Department has been looking for a developer to redevelop the building. Most interested parties who wished to purchase the building did not wish to re-develop the building but hold onto it for future development. Ms. Robinson stated that Ms. Coleman fits the parameters for the county regarding a developer who can renovate the building and have the funds in place to complete the redevelopment.

Commissioner David asks the applicant and County if the funding is in place to successfully redevelop the building.

The applicant indicated the funding is almost in place, and she is looking for gap funding for the remainder of the funds to redevelop the structure.

Commissioner David asked a question about the material of the garage doors, whether the doors are proposed to be original wood or metal.

The applicant indicated that the garage door openings are mostly boarded, and the proposal wishes to mimic the proposed original garage doors with a metal material that looks like the original door composition.

Commissioner David asked about how many apartments will be in the building.

The applicant indicated that 50 apartments will be redeveloped with a mix of one (1), two (2), and studio units.

Commissioner Clark asked the County when the building had last been occupied.

Ms. Robinson from Oakland County stated the building has not been unoccupied for over twenty (20) years.

Commissioner Burk thanked the applicant and county for the tour of the building and indicated her appreciation for the redevelopment of the building.

Commissioner Allen indicated the replacement windows look to be a good product that will mimic the original windows.

Commissioner Bales asked about the window examples provided on the tour. He was inquiring into which window manufacturer would be chosen since both samples provided look very similar in appearance and composition.

The applicant stated both window samples are generally identical to the original and the applicant will decide on the manufacturer once final pricing has been provided for both products.

Commissioner Burk moves to recommend the approval of the removal of the metal casement windows with new metal casement windows with grills within the building and the insertion of new metal garage doors at the rear of the property seconded by Commissioner Clark.

Vote Yes 6

No 0

Unanimously approved

Application #: HDC 23-044
Applicant: Loren Guzek
Address: 46 North Saginaw Road
Request: Add new window openings for window and façade enhancements.

Staff Planner Harang opens the hearing for 46 Saginaw. The request is to provide new façade enhancements and insertion of windows within the south façade.

The owner Loren Guzek and his representative Richard Short spoke at the hearing and provided insight into the proposed façade alterations and improvements to the west and south facades.

Commissioner Allen posed a question regarding the material type for the front façade of the building.

The applicant indicated that no new material will be used for the façade of the building on the upper portions of the structure. The upper portion of the façade is mostly composed of existing stone and windows with brick filler. The applicant indicated the existing windows and brick filler will be removed and large windows will be inserted within the original window openings.

Commissioner David asked a question why is this structure in front of the commission if the building is non-contributing?

Staff Planner Harang stated the reason why the building is in front of the commission is because it is within a historic district and any structure located within a historic district must be reviewed or heard by the commission whether it is contributing or non-contributing within the district.

Commissioner Allen asked about any other materials to be used on the exterior of the building.

The applicant stated that the front façade will be reworked with new window openings and the remainder of the façade consists of the existing material on the building aside from new metal cladding

on the ground floor façade. The south façade will be the area where most of the work will occur with new window openings cut into the facade, but no new material will be clad to the building except for a small portion of the south facade's ground floor area which will consist of metal material. The applicant stated new lighting will be added to the west and south facades.

Commissioner Burk asked the applicant how long he had owned the building.

The applicant stated that he has owned the building since 2018.

Commissioner Bales asked if the window glazing would match the façade plans provided to the board. The commissioner asked about the mullions on the new west façade windows.

The applicant stated that the mullions will match the façade plans provided and the new windows will reestablish the historic building façade for the west façade of the building.

Commissioner David asked the applicant what other real estate ventures he has completed downtown.

The applicant stated that he has restored and sold several buildings within the downtown area over the years and all the buildings were sold to companies that all provided end users. The applicant also stated that he owns many buildings on Saginaw all leased to businesses or residential tenants.

Commissioner Allen asked if the commission approves the request, how long will the construction work take to be completed.

The applicant stated that he is looking for funding to get the project underway. He will keep the ground floor lights on in the evening to provide an active presence on N. Saginaw St.

Commissioner Clark thanked the applicant for removing the glass curtain wall. The Commissioner asked a question about whether the existing orange bricking on the east façade will stay, be removed, or be covered by new material.

The applicant stated that the new metal material and new windows will cover the orange brick on the west façade.

Commissioner Clark stated that the façade plans provided greatly improve the look of the existing building and she feels that the project should go forward.

Commissioner David asked if the board wanted to postpone the request for an improved façade plan.

Commissioner Burk indicated that she feels the meeting should not be postponed since the applicant has provided all the requested materials and façade plans.

Commissioner Allen stated he would prefer the applicant to provide a revised façade plan.

Commissioner Campbell asked the applicant if he could provide more information regarding the drawings.

The applicant stated that he had provided a full set of façade plans with all the proposed changes and feels the façade set is complete.

Planning Manager Yandrick stated that since this is a non-contributing building within the district the staff collected information on the proposed project focused on the facades and window treatment. The plans submitted were complete regarding the level of detail needed for a building within the district that is non-contributing.

Commissioner Clark stated that the applicant will be greatly improving the building to mimic the original west façade by replacing windows, providing increased transparency, and ground-level cladding.

Commissioner Allen stated that he feels a postponement is required so the commission can visit the site with the new façade plans.

Commissioner Burk stated that the applicant has provided all the required plans and documentation the commission is required to review for a decision.

Commissioner David asked for a motion.

Commissioner Clark provided a motion to approve the request to alter the west and south facades. Commissioner Burk seconded the motion.

Vote 6

Yes 0

Unanimously approved

Planning Manager Yandrick indicated that the applicant for 225 Chippewa – HDC 23-055 is not at the hearing. The applicant was updated and mailed the hearing docket. The Planning Manager stated the HDC may want to consider tabling the case until the applicant is present.

Commissioner Burk made the motion to Table HDC 23-055 (225 Chippewa) and it was seconded by Commissioner Bales.

Vote

Yes 6

No 0

Unanimously approved

V. ADJOURNMENT (8:15)

The motion was made by Commissioner Allen and seconded by Commissioner Clark

Vote

Yes 6

No 0

Respectfully Submitted,

Paul Harang, Planner II
Community Development Department

HDC MEETING DATE:	1-17-2024
APPLICATION NUMBER:	HDC 23-058
HISTORIC DISTRICT:	Modern Housing
ADDRESS:	95 Oliver Road
PROPERTY OWNER:	Clyde Alexander & Eric Hatcher
SCOPE:	Remove existing grey slate roof tiles and asphalt shingles on the dwelling and asphalt shingles on the garage and install grey dimensional asphalt shingles on both structures.

EXECUTIVE SUMMARY

The homeowners, Clyde Alexander & Eric Hatcher, are requesting to remove existing gray slate roof tiles, areas of metal material, and asphalt shingles from the dwelling roofs and asphalt dimensional shingles on the garage roof and install gray dimensional asphalt shingles on both structures. The existing roof-mounted solar panels will be removed and will not be re-installed.

Per a review of the Secretary of the Interior Standards and the Pontiac Historic District Commission guidelines, staff is requesting the Commission review and provide a decision relative to the multiple roofing materials, specifically the existing slate roofing tiles on the dwelling.

Staff recommends APPROVAL for the request for either repair of the slate roof or, if the commissioners find the slate tiles beyond repair, replacement with asphalt shingles on the front porch, the rear addition, and the garage.

Figure 1

*Streetview from Oliver
Street of House*



OVERVIEW

The applicant is requesting a Certificate of Appropriateness to remove existing gray slate roof tiles, metal roof material, and asphalt shingles from the dwelling and asphalt shingles from the garage roof to install gray asphalt shingles on both structures. The proposed new asphalt roofing material will be gray to mimic the historic roof colors/patterns of this historic district.

EXISTING CONDITIONS

95 Oliver Street was constructed in the 1920s and is part of the GM Modern Housing neighborhood. The dwelling is a 1-½ story Dutch Colonial Revival with two (2) side dormers, a gambrel roof with a patterned slate tile roof on the main body of the house, two gable dormers, and an enclosed front porch. The garage is a stone-clad structure with an asphalt hip roof. Currently, the dwelling roof consists of the following three (3) roof materials:

- slate roof tiles,
- metal roof material (on the body of the house),
- asphalt shingles (on the front porch and rear one-story portion of the dwelling).

Location Map

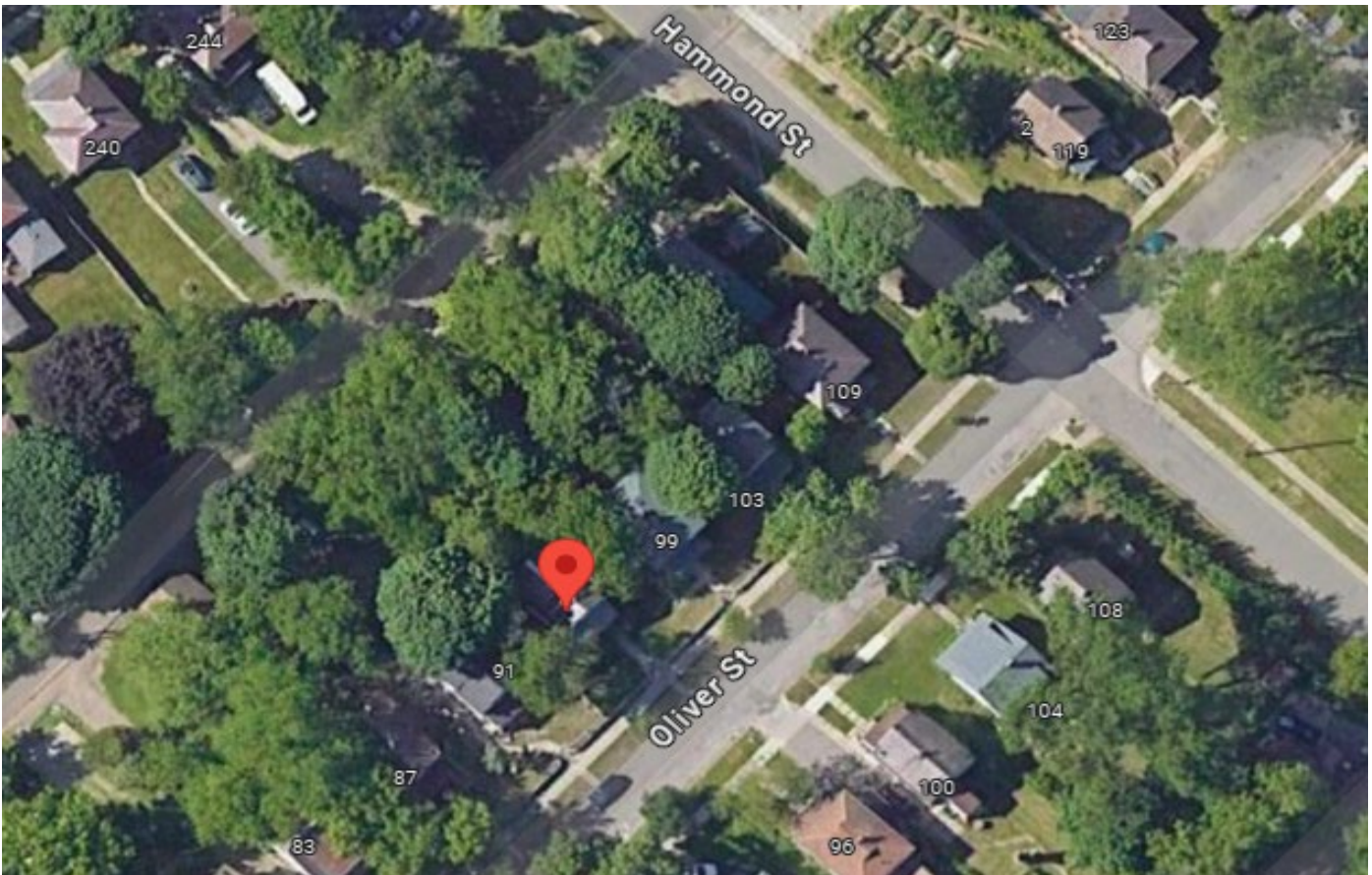


Figure 2 – location map

STAFF OBSERVATIONS AND RESEARCH

- The GM Modern Historic District was established in 1988.
- The subject property is located on the north side of Oliver Street east of Hammond Street.
- Deterioration of portions of the slate roof and asphalt shingles on the dwelling are observable from Oliver Street.
- Deterioration of portions of the asphalt shingles on the garage is observable from the rear alleyway.
- Staff observed three (3) different types of roofing material on the dwelling and one on the garage roof.
- Staff observed metal roofing material on the roof cap ridge and at the eaves of the dwelling.
- City records show in 2020 a complaint was filed for high weeds and dumping at the site.



STANDARDS OF APPROVAL

The Secretary of the Interior's Standards for the Treatment of Historic Properties provides 10 standards for the Rehabilitation of Historic Properties. The relevant standards that apply to this request are #2 & #6.

- Standard #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."*
- Standard #6: *"Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the 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."*

Figure 3 -Proposed gray asphalt shingles for dwelling and garage

The Pontiac Historic District Commission Roof Replacement Guidelines stipulate roof replacements that destroy original roofing materials are **not** permitted because of the impact upon historic features of the building. The original material that is affected the most is the City's historic slate roof. The relevant standards that apply to this request are # 5 & 7.

- Criteria # 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.
- Criteria #7 *"where reasonability possible, will repair rather than replace deteriorated architectural features and where replacement is necessary, whether such replacement is as similar in composition and texture as is possible and is based on a reasonably accurate duplication of the architectural feature"* required repair over replacement and replacement materials must match composition, texture, and details or original whereas replacement of roofing with new materials that are not similar does not meet these criteria.

The City of Pontiac Historic District Commission Roof Replacement Guidelines recommends the following regarding this request:

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

1. *Repair of Existing Roof.*
2. *Replace with Like (original is damaged beyond repair)*
 - a. *Use the same material*
 - b. *Matching existing configuration*
3. *When damaged beyond repair, replace with synthetic shingles or other materials that closely resemble the appearance of original materials in color, thickness, surface finish, sheen, etc.*

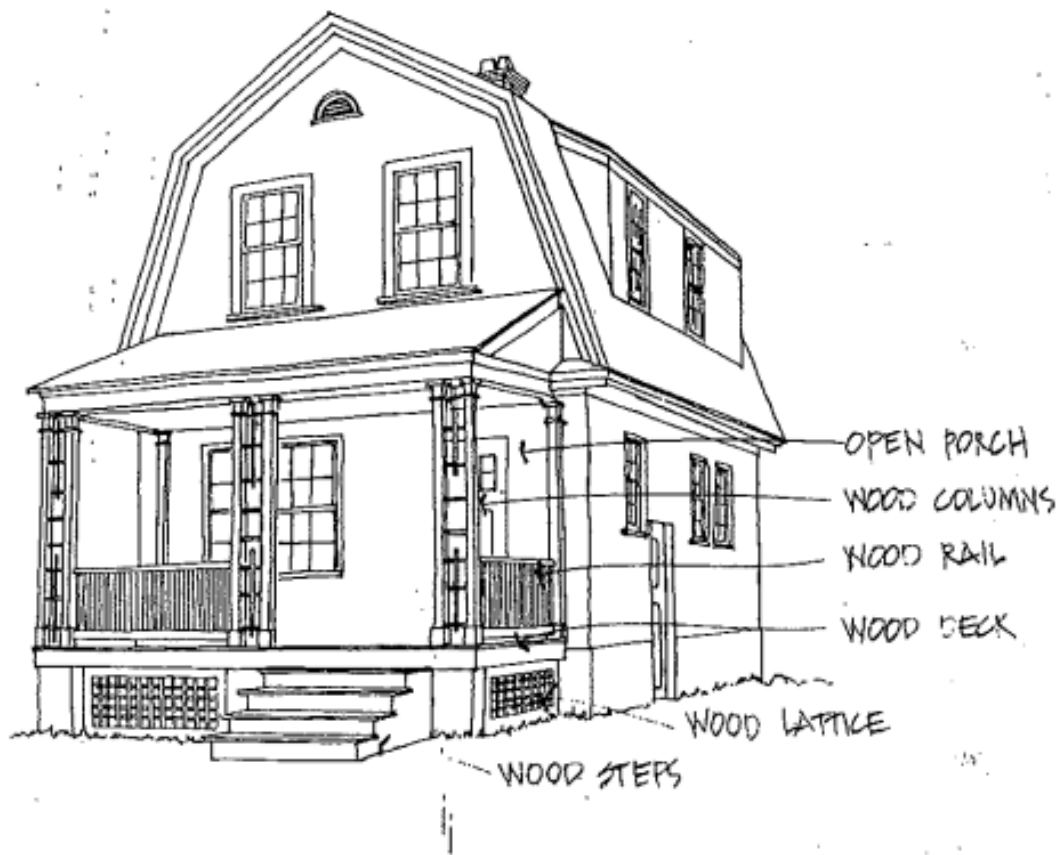


Figure 4 - Example of Modern Housing dwelling as historically constructed in the district with structural attributes.



Figure 5 - Photo of the house detailing existing conditions.

ANALYSIS

The Historic District Commission is required to review any plans and/or building elevations affecting the exterior appearance of a historic site or any proposed or existing structure located within a historic district as required in Section 74.55 of the Pontiac City Code.

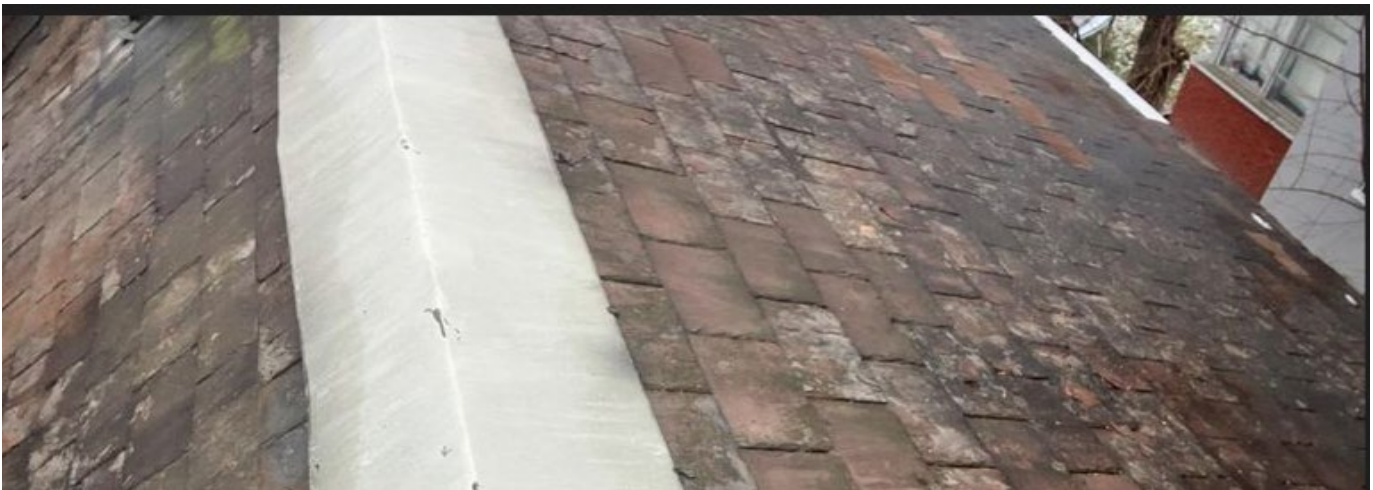
This alteration request would fall under the Secretary of the Interior's standards for rehabilitation. The proposed removal of roof material and establishment of new material mimicking the old in design, color, texture, and other visual qualities is consistent with the Secretary of the Interior's standards when the existing roof material is beyond repair.

Based on a review of the Pontiac Roof Replacement Guidelines, staff was unable to administratively approve this request due to the fact staff can only approve an application with “like with like” materials. The applicant is requesting the removal of slate roofing tiles, metal roof material, and asphalt shingles on the dwelling and asphalt shingles on the garage to the rear of the lot. Based on research, staff feels the Commission should review this case due to the multiple roofing materials on the dwelling and the possibility of the removal of original slate tiles from the dwelling if the Commission feels the slate roofing tiles are beyond repair.



Figure 5 - Photos of the main dwelling roof

Figure 6 – Photo of main dwelling roof





*Figure 7 –
Photo of main dwelling roof*



Figure 8 - Photos of Garage

CONCLUSION

It is the staff's opinion, based on conversations with the roofing contractor and a visit to the site, that areas of the original slate roof tiles are experiencing deterioration on some parts of the dwelling's main roof system focused on the roof ridge cap and eaves. The existing asphalt roofing material on the porch, rear dwelling addition, and garage roof removal is supported by staff due to the deterioration of the material and based on the fact the roofs consist of asphalt material and will be replaced with asphalt material. Any repair/replacement of the slate roof and replacement of the roofing materials on the dwelling (porch/rear addition) and garage is needed to waterproof the structure.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the request to alter the roofs based on the roof replacement treatment requirements for historic roofs as referenced within the Pontiac Historic District Guidelines, specifically if the commission finds the slate roof to be beyond repair.

SAMPLE MOTIONS

SAMPLE MOTIONS TO APPROVE:

I move to recommend **APPROVAL** to remove existing roof material on the house and garage to install gray asphalt dimensional shingles on the dwelling and garage roofs.

I move to recommend **APPROVAL** to remove existing roof material from the dwelling's porch roof, dwellings rear addition and garage roof and **APPROVE** the repair of the existing slate tile on the main body of the dwelling roof.

SAMPLE MOTION TO DENY:

I move to **DENY** the removal of the existing roofing material and installation of gray asphalt dimensional shingles on the roof of the house and garage for the following reason(s): _____

SAMPLE MOTION TO TABLE:

I move to **TABLE** the removal of the existing roofing material and installation of gray asphalt dimensional shingles on the dwelling and garage roofs for the following reason(s): _____

- 2nd Wed of every month. - dec
- 3 weeks in advance



City Use Only:
Submittal Date:
Inspection Date:
Planning Approval Date:

HISTORIC DISTRICT COMMISSION APPLICATION

APPLICATION CHECKLIST

- ☐ **Completed and Signed Application.**
- ☐ **Application Fee.** \$200
- ☐ **Proof of Existing Conditions.** This can be a photograph or a scale drawing showing the existing façade of the building (materials, dimensions, material sample).
- ☐ **Written Description of Existing Conditions.**
- ☐ **A scaled drawing of proposed alteration(s),** when there is an addition and modification to the façade
- ☐ **Proposed Materials Sample.** When new materials are proposed, a sample or detail shall be provided.
- ☐ **Description of proposed alteration.** This should include dimensions, materials, or other detailing.
- ☐ **Narrative explanation.** This should explain why an alteration to the existing historic resource is necessary.



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: 95 Oliver St

Sidwell Number: _____

Date: _____

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	Arnold Roofing & Construction Inc.		
Address	560 Hidden Pines Trl		
City	Holly		
State	MI		
ZIP Code	48442		
Telephone	Main: 248.766.7249	Cell: 248.346.0675	Fax: 248.634.7047
E-Mail	kenn@arnoldroofing.com, dani@arnoldroofing.com		

Property Owner (please print or type)

Name	Clyde Alexander & Eric Hatcher		
Address	95 Oliver		
City	Pontiac		
State	MI		
ZIP Code	48341		
Telephone	Main: 248.678.1779	Cell: 248.499.3655	Fax:
E-Mail	eric.hatcher72@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:

remove & repair roof of home & back garage, currently grey slate, to be replaced with grey dimensional shingle (asphalt). 23 squares or so to be replaced total on home & garage only home has slate roof intend to change wood as needed -> if unavailable surface

(Attach additional pages as necessary)

Eric Hatcher

Signature of Owner

[Signature]

Signature of Applicant

State of Michigan
County of Oakland

On this 30 day of November, A.D., 2023 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.

[Signature]
Notary Public, Oakland County, Michigan
My Commission Expires: 2029

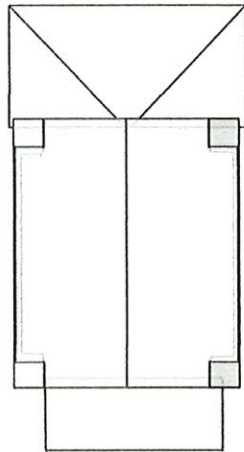






95 Oliver St, Pontiac, MI 48342

Report: 54454100



In this 3D model, facets appear as semi-transparent to reveal overhangs.

PREPARED FOR

Contact:	Keith Arnold
Company:	Arnold roofing & construction Inc.
Address:	560 hidden pines trail
	Holly, MI 48442
Phone:	248-634-0189

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MEASUREMENTS

Total Roof Area =1,331 sq ft
Total Roof Facets =8
Predominant Pitch =7/12
Number of Stories >1
Total Ridges/Hips =62 ft
Total Valleys =0 ft
Total Rakes =114 ft
Total Eaves =163 ft

Measurements provided by www.eagleview.com



Certified Accurate

www.eagleview.com/Guarantee.aspx

IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



95 Oliver St, Pontiac, MI 48342

Report: 54454100

IMAGES

North Side



South Side



IMAGES

East Side



West Side



LENGTH DIAGRAM

Total Line Lengths:

Ridges = 27 ft

Hips = 35 ft

Valleys = 0 ft

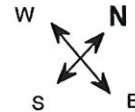
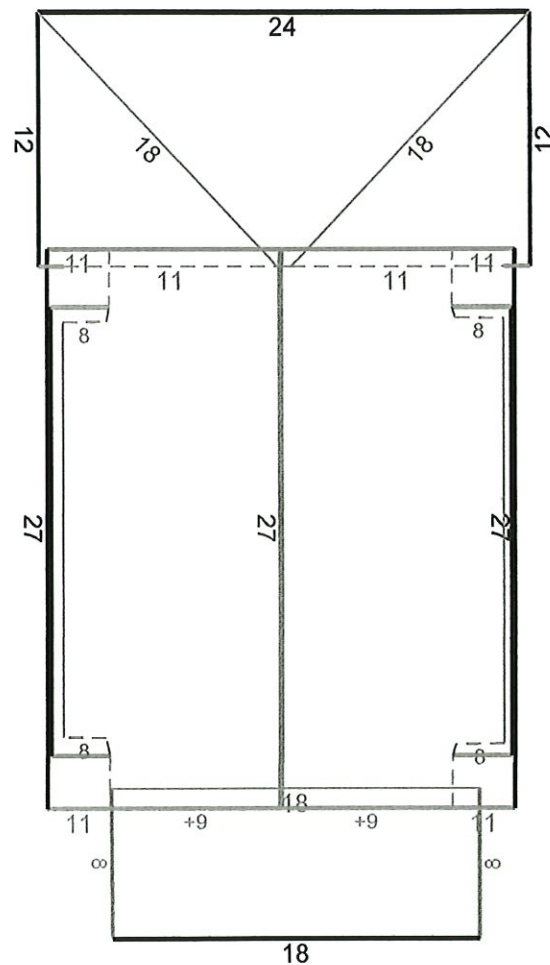
Rakes = 114 ft

Eaves = 163 ft

Flashing = 59 ft

Step flashing = 58 ft

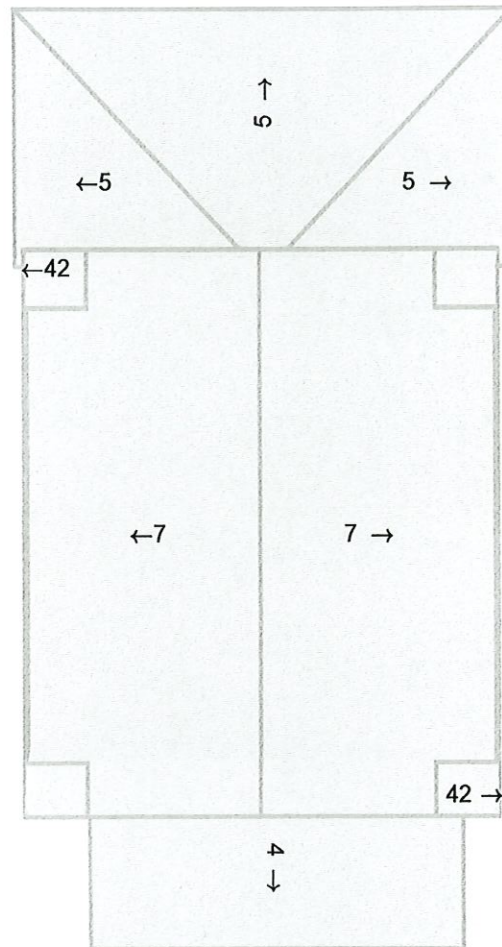
Parapets = 0 ft



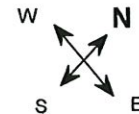
Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5.0 Feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 7/12



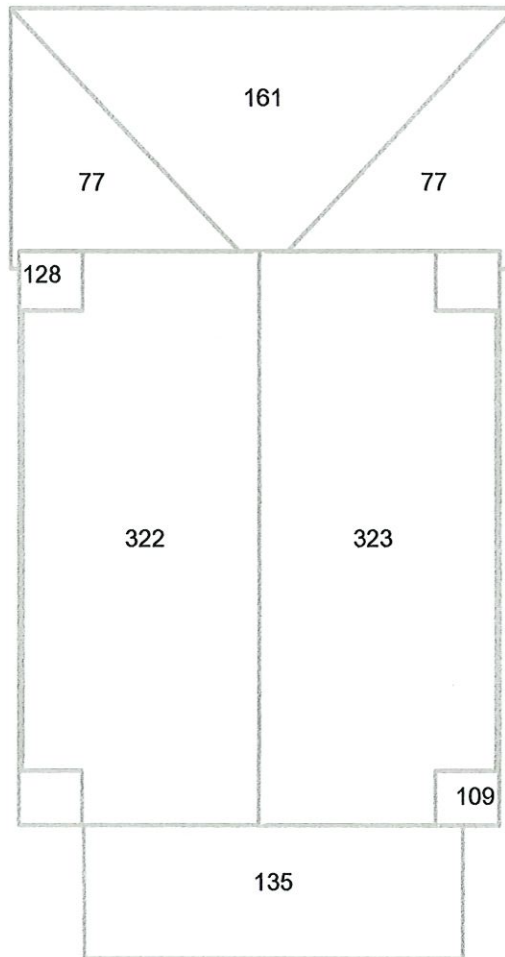
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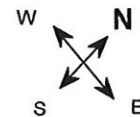
Note: This diagram contains labeled pitches for facet areas larger than 20.0 square feet. In some cases, pitch labels have been removed for readability. Blue shading indicates a pitch of 3/12 and greater.

AREA DIAGRAM

Total Area = 1,331 sq ft, with 8 facets.



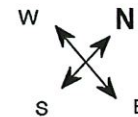
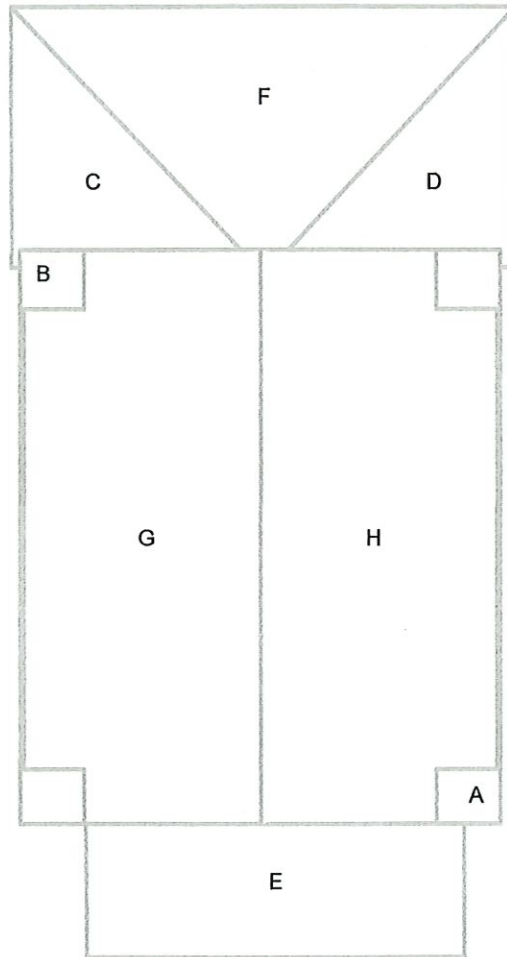
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Note: This diagram shows the square feet of each roof facet (rounded to the nearest Foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



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95 Oliver St, Pontiac, MI 48342

Report: 54454100

REPORT SUMMARY

All Structures

Areas per Pitch				
Roof Pitches	4/12	5/12	7/12	42/12
Area (sq ft)	135.2	314.1	644.5	237.0
% of Roof	10.2%	23.6%	48.4%	17.8%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Structure Complexity

Simple

Normal

Complex

Waste Calculation

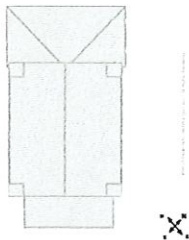
NOTE: This waste calculation table is for asphalt shingle roofing applications. All values in table below only include roof areas of 3/12 pitch or greater. For total measurements of all pitches, please refer to the **Lengths, Areas, and Pitches** section below.

Waste %	0%	1%	6%	11%	14%	16%	18%	21%	26%
Area (Sq ft)	1331	1345	1411	1478	1518	1544	1571	1611	1678
Squares *	13.33	13.66	14.33	15.00	15.33	15.66	16.00	16.33	17.00
	Measured					Suggested			

* Squares are rounded up to the 1/3 of a square

Additional materials needed for ridge, hip, and starter lengths are not included in the above table. The provided suggested waste factor is intended to serve as a guide—actual waste percentages may differ based upon several variables that EagleView does not control. These waste factor variables include, but are not limited to, individual installation techniques, crew experiences, asphalt shingle material subtleties, and potential salvage from the site. Individual results may vary from the suggested waste factor that EagleView has provided. The suggested waste is not to replace or substitute for experience or judgment as to any given replacement or repair work.

All Structures Totals



Total Roof Facets = 8

Lengths, Areas and Pitches

Ridges = 27 ft (1 Ridges)
Hips = 35 ft (2 Hips)
Valleys = 0 ft (0 Valleys)
Rakes[†] = 114 ft (16 Rakes)
Eaves/Starter[‡] = 163 ft (8 Eaves)
Drip Edge (Eaves + Rakes) = 277 ft (24 Lengths)
Parapet Walls = 0 (0 Lengths)
Flashing = 59 ft (4 Lengths)
Step flashing = 58 ft (10 Lengths)
Predominant Pitch = 7/12
Total Area (All Pitches) = 1,331 sq ft

Property Location

Longitude = -83.2835821
Latitude = 42.6527320

Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.

[†] Rakes are defined as roof edges that are sloped (not level).
[‡] Eaves are defined as roof edges that are not sloped and level.

95 Oliver St, Pontiac, MI 48342

Report: 54454100

Online Maps

Online map of property

http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=95+Oliver+St,Pontiac,MI,48342

Directions from Arnold roofing & construction Inc. to this property

http://maps.google.com/maps?f=d&source=s_d&saddr=560+hidden+pinet+trail,Holly,MI,48442&daddr=95+Oliver+St,Pontiac,MI,48342



95 Oliver St, Pontiac, MI 48342

Report: 54454100

IMPORTANT LEGAL NOTICE AND DISCLAIMER

Notice and Disclaimer

No Warranty: The Copyrighted Materials are provided to you "as is," and you agree to use it at your own risk.

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Contractors agree to always conduct a preliminary site survey to verify Roof Report ordered. In the event of an error in a Report, your sole remedy will be a refund of the fees paid by you to obtain this Report.

E S T I M A T E

Arnold Roofing & Construction Inc.
560 Hidden Pines Trail
Holly, MI 48442
(248) 634-0189

Sales Representative
Dani Hine
(248) 346-0675
dani@arnoldroofing.com



Quality Rentals
erichatcher72@yahoo.com
(248) 678-1779
95 Oliver
Pontiac, MI 48341

Estimate #	1921
Date	10/19/2023

Item	Description
WTBD	95 Oliver St, Pontiac two story, no driveway
Remove all old roofing	2 layer 5/12-42/12 pitch
Install drip edge	1 1/2inch on all edges, white
Ice shield	6ft on eaves 3ft in valleys along walls and chimney
Synthetic felt remaining roof	above ice shield
Starter shingles on edges	with seal strip
Reshingle	complete home in OC Oakridge- Estate Grey
Fascia Boards	\$8 per foot as needed
Reflash Chimney	ice shield, step flashing and counter flashing
Roof Deck 1x6	\$6 extra a foot as needed
Ridge Vents	on main ridges
Edge Vent	on main upper edges, \$10 per foot as needed approx 40'
Reflash Walls	ice shield and step flashing
Vent Pipe Flashings	replace with new (1) 3"
Sheet(s) of Plywood	\$70 extra a sheet as needed at least 5 sheets needed for visible home repairs
Clean up & haul away	Rubber tire trailer, tarp grounds, run magnets for nails, blow off driveway and sidewalks
Plus Permit Cost	\$258 permit fee, plus historic application fees approx \$400 total
Special Instructions	remove solar panels ground load, slate roof

Our guarantee: Arnold Roofing & Construction Inc. agrees to guarantee all workmanship, for a period of 10 years after completion. Exclusions from this guarantee are wind/storm damage(s), leaks caused by ice dam/water backup, and any leaks caused by anything other than workmanship.

Mold and Asbestos Disclaimer: This contract does not include, unless expressly specified any mold or asbestos abatement, removing or cleaning. If mold or asbestos is found existing on the premises, any cost to abate, remove or clean shall be paid by you as an extra. In addition, any warranty given to you under this contract does not include the cost to abate, remove or clean any mold or asbestos found in the future.

Limitation of damages: There are no implied warranties of merchantability or fitness for a particular purpose in connection with any sale of products under this contract. The only warranties applicable to such sales shall be with those expressly set forth in this contract by Arnold Roofing and Construction Inc. Such express warranties shall be in lieu of any other warranties, whether express or implied. Arnold Roofing and Construction Inc. is not liable for any defective products or services or damages caused by the same, shall be limited to replacing the product. Under no circumstances shall Arnold Roofing & Construction Inc. be liable for incidental or consequential damages related to defective products or services.

Notice to purchaser: You may cancel this contract without penalty or obligation for any reason within 3 business days from the date you signed the contract. Any payments made by you shall be returned within 10 business days following receipt by Arnold Roofing & Construction Inc. If mailed, it must be postmarked before midnight of the third business day after you signed the contract. Deliver or mail the notice to: 560 Hidden Pines Trail Holly, MI 48442

Sub Total	\$11,400.00
Total	\$11,400.00

Service Drive in back yard if needed

Eric Hatcher

Eric Hatcher

e749212f-e041-4081-b282-cb3...

11/25/2023

Dani Hine

Dani Hine

cd1ed99-344f-4eda-9854-d57...

11/18/2023

Buyer _____ Date: _____

ARC Representative _____ Date: _____

Cash Price _____

Down Payment _____

4% CC _____

Balance (to be paid upon completion) _____

Arnold Roofing & Construction Inc.

www.arnoldroofing.com

MAIN OFFICE: 560 Hidden Pines Trail, Holly, Michigan, 48442 Office:(248)634-0189 Fax:(248)634-7047
ANN ARBOR OFFICE: 4 Manchester Ct. Ann Arbor, Michigan, 48104 Office:(734)213-7070 Fax:(734)213-7007
Warehouse: 207 W. Walton, Pontiac, Michigan, 48340

Arnold Roofing & Construction

560 Hidden Pines

Holly, Mi 48442

City of Pontiac, Historical Board

Regarding: 95 Oliver

Pontiac, Mi 48342

To whom it may concern,

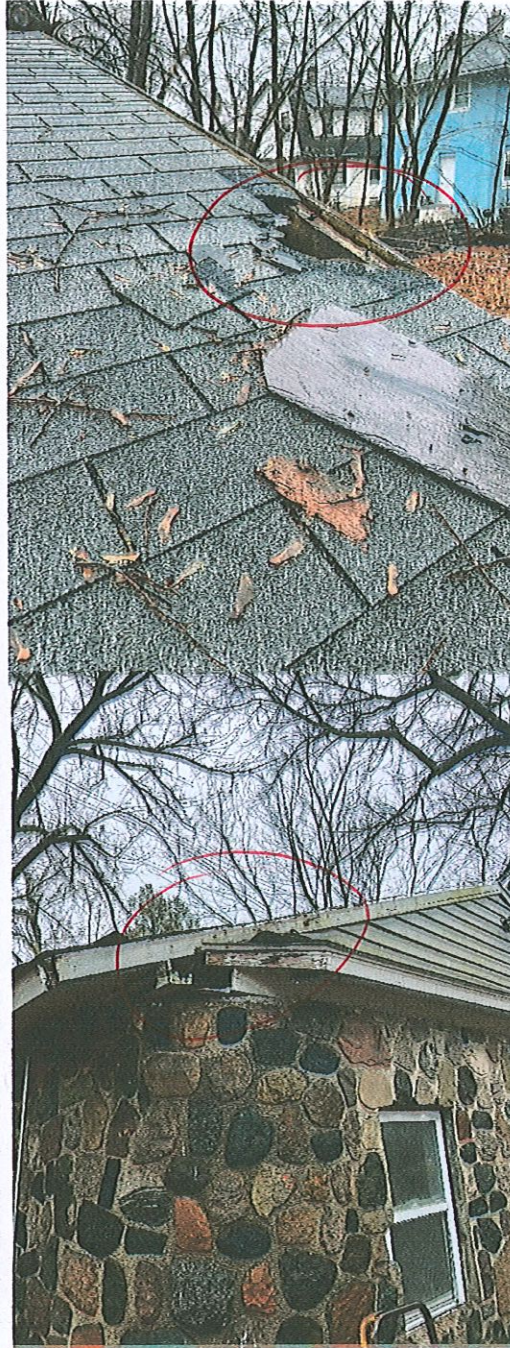
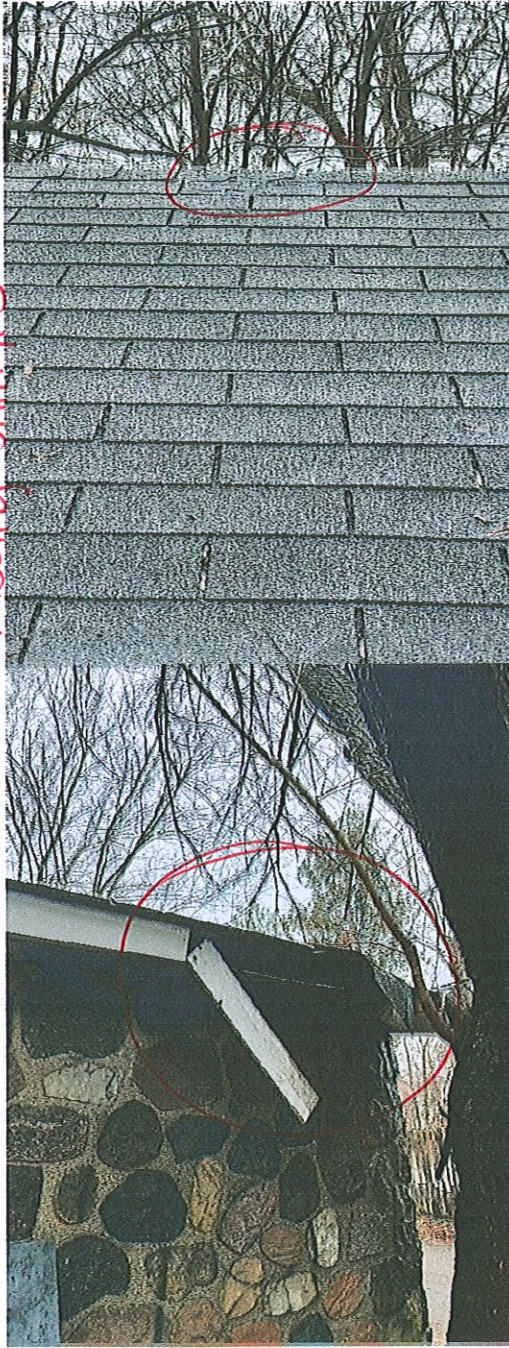
This letter is being drafted relating to the desire to replace the existing dwelling slate roof and asphalt shingles of the garage at 95 Oliver St in the historic district of Pontiac. The home has gone through substantial wear and tear and the existing roof is no longer safe due to falling and missing slate slabs. Gaps that now allow animals into the home and garage and rotted wood that will no longer be a safe surface to hold slate over time. Nor is it aesthetically pleasing to the eye due to rotted wood on the home, discoloration of the slate and missing slate ridge on the back of the home. With the description and photos below information and written detail will further show why this home should be replaced with new, safer and cost effective asphalt shingles.

Photos labeled below indicate the garage has holes in the roof and is allowing animals to enter the garage. Arnold Roofing is seeking approval to repair and replace rotted and damaged wood on the garage to make it safe, pleasing to the eye, and to serve its purpose in protecting the contents within the garage. We would like to strip the roof down to the wood and replace the damaged roof decking with 1/2inch OSB: add ice shield, synthetic felt and starter shingle and an Owens Corning Oakridge shingle in Estate Grey. Outlines of this have been provided in the contract signed by the home owner and the shingle sample provided. Arnold Roofing would also

like to repair the fascia and soffit which is rotted and/or missing by adding the needed wood to fully enclose damaged parts of the garage with lumber.

Garage

missing shingles



Waves on roof show damaged decking under shingle



The roof of the dwelling at 95 Oliver is also in need of being replaced, as seen by photos below. There is slate missing on the entire back ridge of the home; it currently has wire mesh and metal flashing over it to prevent animals from entering the attic. Slate has started to fall off the side of the home and at the pitch change there is also slate missing as labeled below, metal flashing appears to have been added over time to the home or to prevent leaks and is clearly missing on the top portion of the house roof as pictured from the side and below: the flashing appears to have fallen off or not been added to the entire length of the eave. The covered front porch and back enclosed room of the home are currently asphalt shingles and Arnold Roofing would like the entirety of the home to match in the same Owens Corning Oakridge shingle in Estate Grey as proposed for the garage. This shingle is very similar in color to the existing slate and is estimated to last at least 20 years and would bring back the integrity of the roof and overall home. Arnold Roofing would remove the slate down to the roof decking/wood; replace

and/or repair as needed with 1/2inch OSB or 1x6s, add an 1 1/2in drip edge, ice shield, starter shingle and synthetic felt and replace/repair the fascia and soffit as needed with wood products.

We anticipate this project taking up to two and a half days and would be responsible for the clean up of all products used for this project and removal of used and preexisting materials.

This home is in need of some tender, love and care and Arnold Roofing would like approval to bring this home back to the beautiful, safe and classic design in which we know it can be by replacing the roofs on both the dwelling and detached garage.

front has ridge covering, back is missing
White = metal cover



Exposed metal flashing



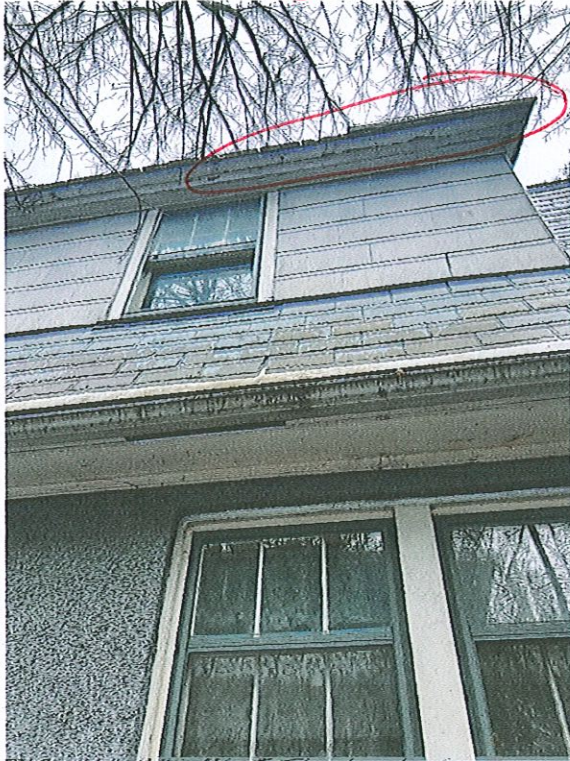
falling slate



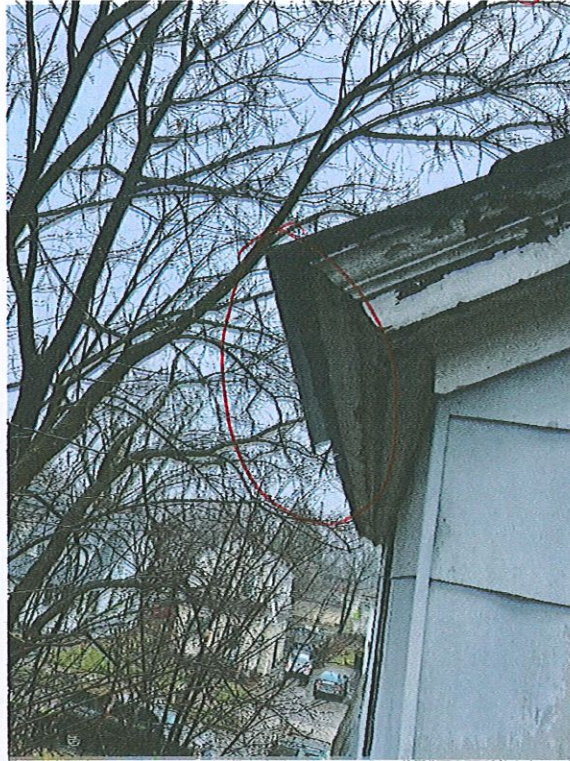
missing slate

falling slate

missing/fallen
flashing



missing/fallen
flashing



hole @ front fascia, rotted fascia



Exposed metal flashing &
rotted/missing fascia

Supplemental Photos (95 Oliver Road)







