PONTIAC
The HEART of Oakland County

Tim Greimel, Mayor
Khalfani Stephens, Deputy Mayor

PONTIAC HISTORIC DISTRICT COMMISSION
RESCHEDULED MEETING
May 22, 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 APPROVAL OF THE AGENDA:

5 PUBLIC COMMENT

6 NEW BUSINESS:

A. Application #: HDC 24-008
Applicant: Grace Center of Hope
Address: 27 Fairgrove Street
Request: Review completed work with and without HDC approval on the dwelling and garage.

B. Application #: HDC 24-010
Applicant: Michigan Fire Restoration LLC, for Doris Medlock
Address: 156 East Iroquois Road
Request: Review completed and partial work on the dwelling without HDC approval. 7.

7 STAFF COMMUNICATIONS:

A. Next Meeting: June 12, 2024, 6 PM
B. HDC Townhall moved to June 10, 2024, at Bowens Senior Center (6 PM – 8 PM)
C. ADJOURNMENT

CITY OF PONTIAC, MI

HISTORIC DISTRICT COMMISSION MINUTES

Wednesday, April 10, 2024 – 6 pm

I. CALL TO ORDER: (6:07)

II. ATTENDANCE

Present: Chair Rick David, Vice Chair Regina Campbell, Fernando Bales, Jim Allen, Rachael Clark, Ken Burch

Staff Members Paul Harang – Planner II

A motion was made by Commissioner Burk to start the meeting. It was seconded by Commissioner Bales.

III. OFFICIIAL COMMUNICAITONS

Planner II Harang updated the commission on the request by the State Historic Preservation Office (SHPO) to rewrite the Pontiac HDC window guidelines. SHPO stressed the need to remove the two (2) tiered window guidelines for primary and non-primary facades.

Commissioner Campbell requested staff to provide clarity regarding SHPOs request and whether would this proposed change to the guidelines affect any window request on this evening's docket.

Planner II indicated that any requested window alteration at this evening's meeting will not be affected by SHPO's request due to the fact the requests this evening focus on repairing windows and not replacing original windows.

Minutes

A motion to approve the minutes was made by Commissioner Campbell and seconded by Commissioner Allen.

Vote

Yes 6
No 0

IV. OLD BUSINESS

No old business

V. NEW BUSINESS

Case:	HDC 24-006
Applicant	George Howard
Address	47 Mary Day Street
Request	The applicant is requesting a Notice to Proceed to demolish a rear detached two-car garage.

Staff provided the case background explaining the applicant's request to demolish a one-story two-car garage to the rear of the property which is partially collapsed. The presentation provided pictorial evidence from the applicant indicating the state of the garage structure. The pictures showed the garage roof had collapsed into the structure and the structure walls were falling into the side yards and alleyway.

The applicant stated that he has no comments relative to this request.

Commissioner David stated the case is cut and dry and requested the commission provide a motion for case 24-006.

A Motion was made by Commissioner Burch and seconded by Commissioner Allen to approve the Notice to Proceed for the demolition of the two-car detached garage.

Vote

Yes 6

Non 0

Case:	HDC 24-005
Applicant	Jimena Lopez
Address	68 Henry Clay Street
Request	Notice to Proceed to demolish an ADA ramp and rear detached garage and request for a Certificate of Appropriateness for window repair, porch repair, and new fencing to the rear of the lot.

Staff Planner Harang provided the background for this request. The applicant is requesting a Notice to Proceed for an ADA ramp and garage which have both been demolished without a permit or HDC approval.

Additionally, the applicant is requesting a Certificate of Appropriateness for porch repair focused on porch columns, railings, decking, stairs, latticework, window repair throughout the dwelling, and new wood fencing to be located to the rear of the lot. The applicant is not requesting any alteration to the rear porch except for the installation of new porch railings.

The applicant introduced herself and stated that she recently purchased the house and was unaware the house was located within a historic district.

Commissioner Allen asked questions regarding the type and size of the proposed porch decking to be added to the dwelling. He indicated that the applicant should mimic the original material. He stated the rear porch decking should be the same material, size, and width as the original porch decking on the front porch.

The applicant indicated that she understands the commissioner's observation regarding the porch decking and is willing to accept the request.

Commissioner David asked staff how the commission could relay their request for the decking to the applicant.

Planner II indicated that we can word the certificate of appropriateness stating that the new porch decking shall mimic the original decking material in style.

Commissioner Bales stated that the decking proposed by the applicant is tongue and grove and does mimic the original decking on the house.

Commissioner Cambell asked questions about the rear porch decking. Is the commission requiring the applicant to replace the existing decking on the rear porch?

Commissioner Burch stated that if the applicant is not requesting to replace the rear porch decking, then the commission should provide a recommendation stating that if the applicant wishes to replace the rear porch decking, the commission recommends the new rear porch decking mimic the original in style, size, and material. The same as the approved front porch decking.

The applicant indicated that she understood the recommendation and she is only proposing the rear porch railing be replaced.

Commissioner David asked for a motion on the requests.

Staff stated that there should be two motions, one for the Notice to Proceed and a second for the Certificate of Appropriateness.

A motion was made by Commissioner Burch for approval of porch repair, window repair, and new fencing, but the staff Planner indicated that the motion would have to be amended because the applicant is only requesting railings on the rear porch and not any other work.

A motion was made by Commissioner Burch and seconded by Commissioner Campbell to approve the Notice to Proceed for the demolition of the two-car detached garage and ADA ramp. And a Certificate of Appropriateness for window repair throughout the dwelling, the addition of 4-foot high fencing on Palmer Street and 6-foot high fencing on the north and west property lines, and front porch repair focused on new all material and look to mimic the original regarding columns, decking, porch ceiling, railings, latticework, stairs, and only new railings are to be approved for the rear porch only to mimic the new railings on the front porch.

Vote 6
Non 0

No public comment

Adjournment (8:30)

Motion made by Commissioner Campbell and seconded by Commissioner Allen.

<u>Vote</u>
Yes 6
No 0

Respectfully Submitted,

Paul Harang, Planner II
Community Development Department

Application: HDC 24-010 156 E. Iroquois Road

HDC MEETING DATE:	**5-8-2024**
HISTORIC DISTRICT:	**Seminole Hills Historic District**
PROPERTY OWNER:	**Michigan Fire Restoration, LLC for Doris Medlock**
SCOPE:	**Review completed and existing work without HDC approval.**

EXECUTIVE SUMMARY

The applicant, Michigan Fire Restoration LLC., recently completed work without HDC approval to enclose a rear second-story sun porch and insert six (6) replacement windows within the second floor of the dwelling at 156 E. Iroquois Road.

Staff recommend **APPROVAL** of the replacement windows throughout the second floor of the dwelling and recommend **DENIAL** to enclose the second-story sun porch as designed.

OVERVIEW

The applicant requests a Certificate of Appropriateness for work already completed to replace six (6) vinyl windows within the dwelling's second story with replacement vinyl windows without muntins. Additionally, the applicant altered the second-story sun porch by removing its windows, enclosing the sun porch with walls, and inserting two (2) sliding vinyl windows on the south and east elevations of the altered sun porch facades.

Figure 1 – Neighborhood Map

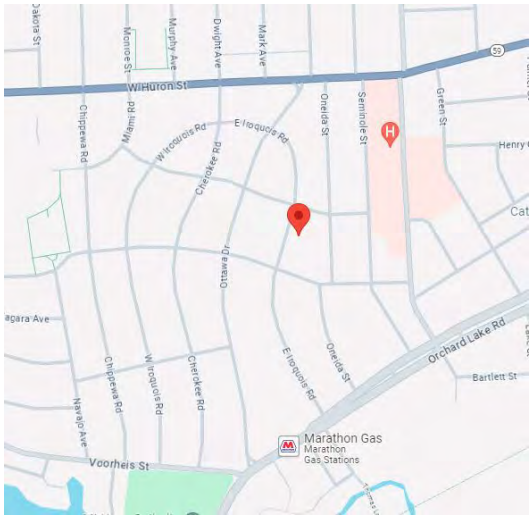


Figure – 2 Map of Site Location

EXISTING CONDITIONS

156 E. Iroquois Street was constructed in 1930. This vernacular-style dwelling is characterized as, a 2-story frame structure having a cross-hipped roof and a prominent front porch with an altered second-story sun porch in a state of construction.

A detached one-story two-car garage is located at the rear of the property.

STAFF OBSERVATIONS AND RESEARCH

- The Seminole Hills Historic District was established in 1983.

- The subject property is located on the east side of East Iroquois Road bookended by Algonquin Road and Menominee Road.
- The house and garage look to be in good condition.

Figures – 3 Dwelling 2023

Figure – 4 Dwelling 2024

Figure – 5 East Side

Figure – 6 South Side

Figure – 7 North Side

CERTIFICATE OF APPROPRIATENESS REVIEW

Standards of Approval – Porch Improvement, Window Repair and Fencing

Secretary of the Interior Standards

The Secretary of the Interior Standards for the Treatment of Historic Properties provides 10 standards for rehabilitating historic properties. The relevant standards for this request are #2, #5, #6, and #9.

#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”.

#5 – “Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved”.

#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”.

#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”.

Analysis

The Secretary of the Interiors Rehabilitation Standards supports the request to replace vinyl windows with new vinyl windows with no muntins throughout the second story of the dwelling since the replacement windows match the old features in massing, size, and scale.

However, the removal of the second-story rear sun porch windows (see Figures 5, 6, & 7) and enclosing this feature with vertical vinyl-sided walls with two (2) sliding vinyl windows is not compatible with the Secretary of the Interiors rehabilitation standards. The sun porch pre-alteration was composed of many architectural and visual qualities that have not translated into the post-alteration opaque design.

City of Pontiac Historic District Commission guidelines

The Pontiac Historic District Commission Review Guidelines provide 11 standards for the rehabilitation of historic properties. The relevant standards for this request are #1, #3, #5, #7, and #10.

#1- “The historical or architectural value and significance of the structure or object and its relationship to the historical value of the surrounding area”.

#3 – “The general compatibility of exterior design, setbacks, arrangement, color, texture, and materials proposed to be used.

#5 – “Whether the applicant has avoided, where possible, the removal or alteration of any historic building materials or distinctive architectural features or any other changes which would destroy the original character of the affected structures”.

#6- Changes which have taken place over the course of time in the development of a structure's present appearance which have thereby acquired a significance in their own right shall be recognized and respected".

#7- " Whether the applicant, where reasonably 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 features".

10 – Contemporary designs, materials, or methods for construction, alterations, or repair shall not be discouraged where they are compatible with the size, color, material, and character of the affected structure and adjacent structures.

#-11 "Whether, where reasonably possible, the proposed alteration will be done in such a manner as to not impair the essential form and integrity of the structure in the event that such alterations are removed in the future".

Analysis

The Pontiac guidelines indicate the removal of existing vinyl windows with new vinyl windows with no muntins on the primary and non-primary façades conforms to the Pontiac Window Guidelines since the original wood windows were removed in the past and the current windows have been replaced with like materials.

However, the removal of the windows within the sun porch (see Figures 5, 6, & 7), to enclose this prominent feature of the rear elevation of this structure is not consistent with the Pontiac Guidelines as the new feature (walls) deviates from the original character of the structure. Additionally, the articulation of the new walls is not a reasonably accurate duplication of the original architectural feature of the sun porch. Lastly, the alteration does impair the essential form and integrity of the structure due to the fact the proposed new walls do not provide the same basic character or articulation of the features removed.

A. WINDOW REPLACEMENT

The City of Pontiac, Historic District Commission window replacement review guidelines state:

1. "Avoid, where possible, the removal or alteration of any historic building materials".
2. "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 do not meet these criteria".

3. “For the Historic District Commission to approve window replacement, the applicant must provide clear and irrefutable evidence that the windows are in such disrepair that they cannot be repaired”.

4. “Primary façade window treatment authorizes the approval of work on windows under the following conditions in order of desirability on all elevations facing street frontages”:

    a. “Repair of existing windows”

    b. “Replace with like”:

        i. “Use of the same materials”

        ii. “Matching existing configuration.”

        iii. “Matching of color.”

        iv. “Matching of trim detailing.”

5. “Non-primary elevation 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 in order of desirability for non-primary façades”.

    a. “Repair existing windows”

    b. “Replacement with like”

        i. “Use of same materials.”

        ii. “Matching existing configuration.”

        iii. “Matching of color.”

        iv. “Matching trim details.”

    c. “Replacement with modern materials with true divided lites (panes) and muntins that match the existing profiles”.

    d. “Replacement with new windows of modern materials and exterior divider grilles to match existing window profile”.

    e. “Standard replacement windows with either interior divider grilles or no divider grilles (least desirable – for non-primary facades only)”.

Staff supports the replacement of six (6) vinyl windows on the second-floor primary and non-primary façades with new vinyl windows without grills because the original wood windows were removed in the past and replacement windows resemble the old feature in look and material.

B. Enclosure of the screen/sun porch with walls and windows.

The applicant has enclosed a sun porch with walls and smaller windows to enlarge the living space of the dwelling. The applicant plans to clad the exterior walls with verticle vinyl siding.

Sleeping/ sun porches are a common trait of early twentieth-century dwellings mostly constructed on second floors of dwellings next to bedrooms on less prominent facades, but they are significant to the character of a structure. The evolution of this original sleeping porch into a sun porch is integral to this building and helps define this structure.

Based on the Secretary of the Interiors Standards and Pontiac Historic Guidelines the proposed redesign of this less prominent rear elevation feature lacks the design, arrangement, and texture that the sun porch displayed. Additionally, the proposed verticle vinyl cladd to be affixed to the new exterior walls impairs the essential form and integrity of the structure, due to the fact the new feature does not try to at least mimic some of the past features in any way. Staff does not support the enclosure of this prominent rear elevation feature.

The staff understands this portion of the dwelling is a less prominent and less visible part of the facade, but the new feature(s) should try and mimic some parts of the pre-altered look of the sun porch based on #6 and #9 of the Secretary of the Interior Standards and the Pontiac HDC Review Criteria #3, #5, and #7.

Figure – 8 Proposed Siding

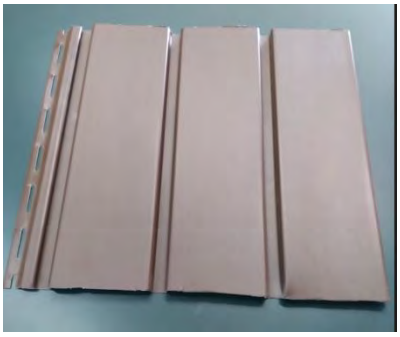


Figure – 9 Window Double Hung

Figure – 10 Window Sliding

CONCLUSION

Staff supports the completed alterations regarding replacement vinyl windows within the dwelling.

Staff do not support enclosing a historic sun porch with walls and sliding windows which visually is inconsistent with the historic nature of this dwelling.

Lastly, the Commission has the ability based on section 74-78 of the Municipal Code to require an owner to restore the property to its original condition if work has been done without a permit and the Commission finds that the work does not qualify for a certificate of appropriateness.

RECOMMENDATION

Staff recommends **APPROVAL** for the following alteration to the dwelling:

1. New vinyl windows without grills on the primary and non-primary second-floor façades of the house.

Staff recommends **DENIAL** to enclose the second-story sun porch and to be clad with vertical vinyl siding.

However, staff does feel if a new design was offered which includes increased articulation of the new walls, which was at a minimum found within the historic sun porch, staff is inclined to approve this request based on the Commission's approval of the new design.

SAMPLE MOTIONS

SAMPLE MOTION TO APPROVE:

I move to **APPROVE** the issuance of a Certificate of Appropriateness for this request based on the Secretary of the Interiors standards #2, #5, #6, and #9 to install new vinyl windows without muntins on the primary and non-primary second-floor façades of the dwelling and enclose a second-floor sun porch at the rear of the dwelling clad with vertical vinyl siding have sliding windows on the east and south facades.

SAMPLE MOTION TO DENY:

I move to **DENY** the issuance of a Certificate of Appropriateness for this request based on the Secretary of the Interiors standards #2, #5, #6, and #9 to install new vinyl windows without muntins on the primary and non-primary second-floor façades of the dwelling and enclose a second-floor sun porch at the rear of the dwelling clad with vertical vinyl siding have sliding windows on the east and south facades. for the following reason(s): _____ .

SAMPLE MOTION TO TABLE:

I move to **TABLE** the issuance of a Certificate of Appropriateness for this request based on the Secretary of the Interiors standards #2, #5, #6, and #9 to install new vinyl windows without muntins on the primary and non-primary second-floor façades of the dwelling and enclose a second-floor sun porch at the rear of the dwelling clad with vertical vinyl siding have sliding windows on the east and south facades for the following reason(s): _____.

PONTIAC
The HEART of Oakland County

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

HISTORIC DISTRICT COMMISSION APPLICATION

APPLICATION CHECKLIST

- ☐ **Completed and Signed Application.**
- ☑ **Application Fee.**
- ☐ **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 Community Development
47450 Woodward Ave, Pontiac, MI 48342
T: 248.758.2800 F: 248.758.2827

Property/Project Address: 156 E. Iroquois Rd

Sidwell Number: _____

Date: 8/12/24

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	Michigan Fine Restoration, LLC		
Address	28625 Grand River		
City	Farmington Hills, MI		
State	Michigan		
ZIP Code	48336		
Telephone	Main: 248.796.1593	Cell: 248 796 1676	Fax: —
E-Mail	MGBuilding02@gmail.com		

Property Owner (please print or type)

Name	Doris Medlock		
Address	156 E. Iroquis Rd		
City	Pontiac		
State	Michigan		
ZIP Code	49341		
Telephone	Main: 248 470.8561	Cell: —	Fax:
E-Mail	—		

Project and Property Information

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

☒ 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 sighs 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:

PRIOR TO THE LOSS, THE REAR UPPER PORCH WAS A POORLY ENCLOSED SUNPORCH & USED AS A CLOSET, AS SEEN IN THE PHOTOS. THE OWNER DESIRES TO ENCLOSE THE SPACE AND USE IT AS A PARTIAL CLOSET & SITTING AREA. THIS CHANGE WILL MAKE THE SPACE MORE ENERGY EFFICIENT IN THE PROCESS. WE ARE PROPOSING TO INSTALL (2) 36" x 36" VINYL SLIDING WINDOWS WITH THE NEW FRAMING COVERED WITH NEW BROWN VINYL ~~SIDING~~ VERTICAL SIDING. (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:_____

☒ 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 sighs 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:

PRIOR TO THE LOSS, THE REAR UPPER PORCH WAS A POORLY ENCLOSED SUNPORCH & USED AS A CLOSET, AS SEEN IN THE PHOTOS. THE OWNER DESIRES TO ENCLOSE THE SPACE AND USE IT AS A PARTIAL CLOSET & SITTING AREA. THIS CHANGE WILL MAKE THE SPACE MORE ENERGY EFFICIENT IN THE PROCESS. WE ARE PROPOSING TO INSTALL (2) 36" x 36" VINYL SLIDING WINDOWS WITH THE NEW FRAMING COVERED WITH NEW BROWN VINYL ~~SIDING~~ VERTICAL SIDING. (Attach additional pages as necessary)

Doris Medlock

Signature of Owner

Signature of Applicant

State of Michigan
County of Oakland

On this 9th day of April, A.D., 2024, 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; 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 believes it to be true.

MYRA L. RICHARDSON
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jan. 15, 2026
Acting In the County of Oakland

Myra K. Richardson

Notary Public, Oakland County, Michigan
My Commission Expires: 1-15-26

L. RICHARDSON
Public, State of Michigan
County of Oakland
Commission Expires Jan. 15, 2026
the County of Oakland

CITY OF PONTIAC

DEPARTMENT OF BUILDING & SAFETY

47450 Woodward Avenue
Pontiac Michigan 48342
248-758-2800/FAX 248-758-2827
Email Permit Applications to permits@pontiac.mi.us

APPLICATION FOR PROPERTY MAINTENANCE INSPECTION

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.

NOTE: APPLICANT MUST COMPLETE ALL ITEMS IN SECTION I, II.
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROPERTY MAINTENANCE INSPECTION FEE $200 EACH UNIT

I. PROPERTY INFORMATION

Legal Description	Parcel Number	
Project Name: 156 E. Iroquois Rd	Address: 156. E. Iroquois Rd	
City: PONTIAC / State: MICHIGAN	County: OAKLAND	Zip Code: 48341
Between	And	

II. IDENTIFICATION

A. OWNER OR AGENT

Name: Doms Medlock	Address: 156 E. Iroquois Rd	
City: PONTIAC / State: MI	Zip Code: 48341	Telephone Number: (248) 470.8561

B. REQUESTOR INFORMATION

Name: Michigan Fire Restoration, LLC	Address: 28625 Grand River	
City: Farmington Hill / State: MI	Zip Code: 48336	Telephone Number: 248.796.1593

PROPOSED USE AND OCCUPANCY OF BUILDING

1. ✓ One Family 2. ____ Two Or More Family (No. of Units) _____

DESCRIPTION -DESCRIBE IN DETAIL PROPOSED USE OF BUILDING.

Enclose rear 2nd Story Sun Porch, add 2 windows & vertical vinyl soffit over exposed framing.

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.

SIGNATURE OF APPLICANT

DATE

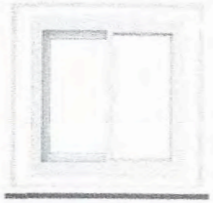
FOR OFFICE USE ONLY

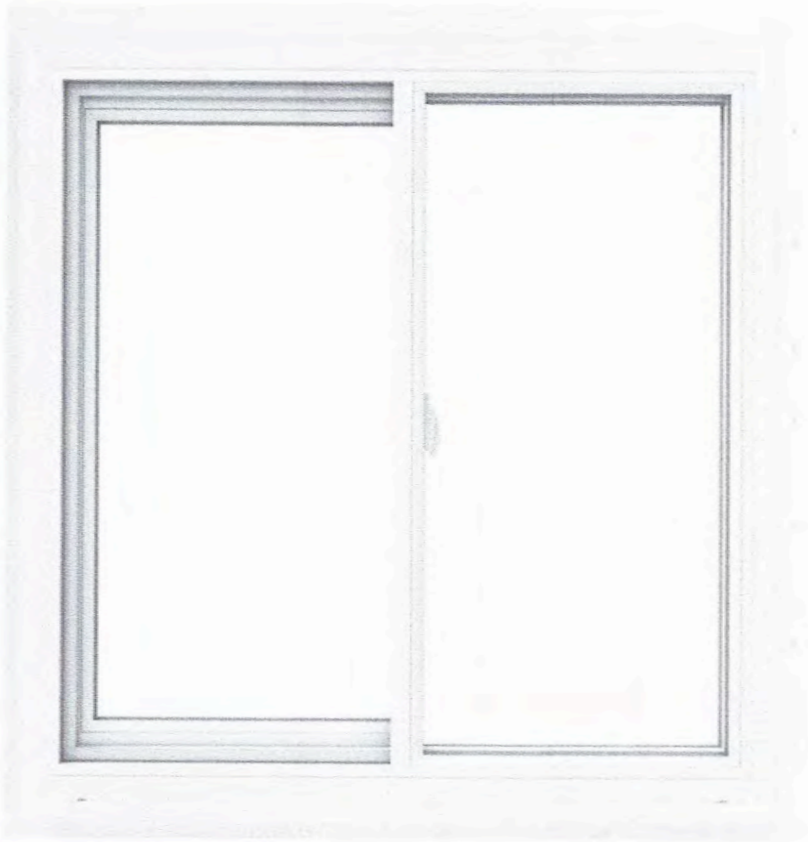
Received by	**Date**
Payment Amount	**Check or Money Order #**

JELD-WEN® Better Series 36"W x 36"H Vinyl Left Sliding Window with Nailing Flange - White/White

Videos

Product Images



Search...

02-RH RMC DuraSpan

Back

Prev Next

Proposed Verticle Siding for Altered Sun Porch Exterior Walls

Product Image 1

32DS10SD98 Print PDF

Core

Item Number	32DS10SD98	Name	.040 D5 Solid Soffit
		Product Category-1	RH > RMC > DuraSpan > .040 Premium Soffit Double 5-Solid
Package Weight	76.9	Item Number and Name	32DS10SD98 .040 D5 Solid Soffit Musket Brown

Catalog

		Brand1 Marketing Text	Seamlessly complement your home's exterior.~DuraSpan Vinyl Soffit is made of impact resistant vinyl and features a positive locking system, for simple installation and years of homeowner satisfaction.~Beautiful colors in a low luster matte finish~Full range of ventilation configurations~Panel design engineered for rigidity and sag-free performance~All DuraSpan panels are backed with a limited lifetime warranty~29 Color Choices
Brand1 Name	DuraSpan	Catalog	Vinyl Siding
Category Name	.040 Premium Soffit Double 5-Solid	Color	Musket Brown
Item Length	12'	Item Number	32DS10SD98
Item Number and Name	32DS10SD98 .040 D5 Solid Soffit Musket Brown	Item Width	10"
Name	.040 D5 Solid Soffit	Package Weight	76.9
Product Category-1	RH > RMC > DuraSpan > .040 Premium Soffit Double 5-Solid	Product Group	.040 Premium Soffit Double 5-Vented
		Product Type	Vinyl Soffit

Marketing

Product Group	.040 Premium Soffit Double 5-Vented	Product Type	Vinyl Soffit

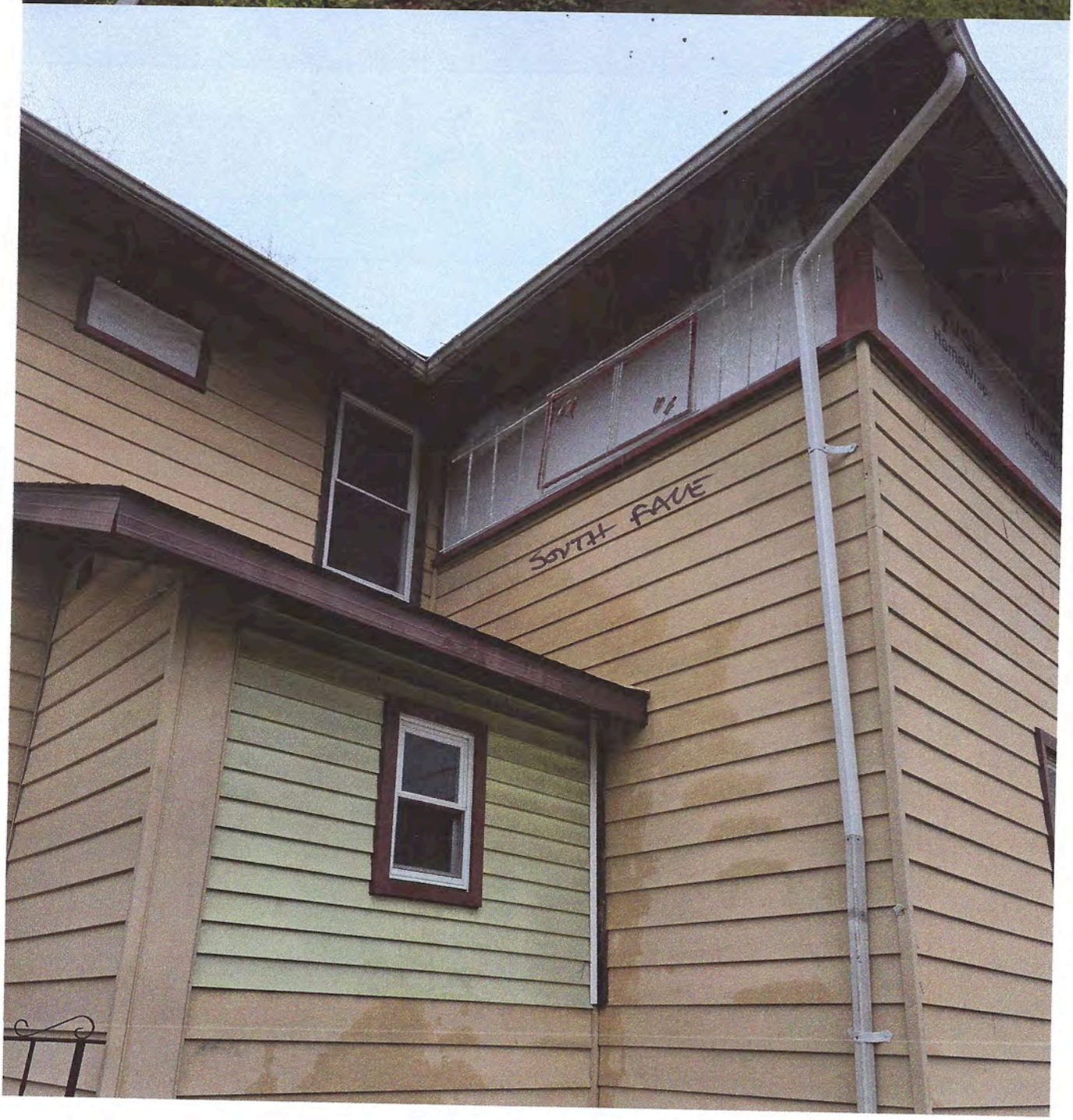
Product Type	Sliding Windows	Material	Vinyl
Collection	Better Series	Rough Opening Dimensions	36" W x 36" H
Frame Width	35-1/2 inches	Mounting Method	With Nailing Flange (New Construction)
Frame Height	35-1/2 inches	Hardware Type	Nylon Rollers and Cam-Lock
Frame Depth	3-3/32 inches	Hardware Finish	White
Screen Color	White	Glazing Type	Double Pane
Screen Material	Charcoal Fiberglass	Grid Pattern	No Grid
Exterior Color	White	Energy Star Zones	Not Energy Star Certified
Interior Color	White	U-Value	0.3
Air Leakage (AL) Rating	0.3 CFM	Visible Light VT Rating	0.62
Solar Heat Gain Coefficient	0.51	Meets IRC for Egress	No
Special Features	Screen, Brickmould, Low-E	Manufacturer Warranty	Lifetime Limited, Accidental Glass Breakage Warranty, Skilled Labor Coverage - 2 year
Shipping Dimensions	38.25 H x 38.25 W x 3.50 D	Shipping Weight	30.8125 lbs
Return Policy	Regular Return (view Return Policy)		

BEFORE ANY WORK

BEFORE ANY WORK

From: **Michael Griffin** mgbuilding02@gmail.com
Subject: Pontiac
Date: April 3, 2024 at 12:43 PM
To: Michael Griffin MGBUILding02@gmail.com

Currently

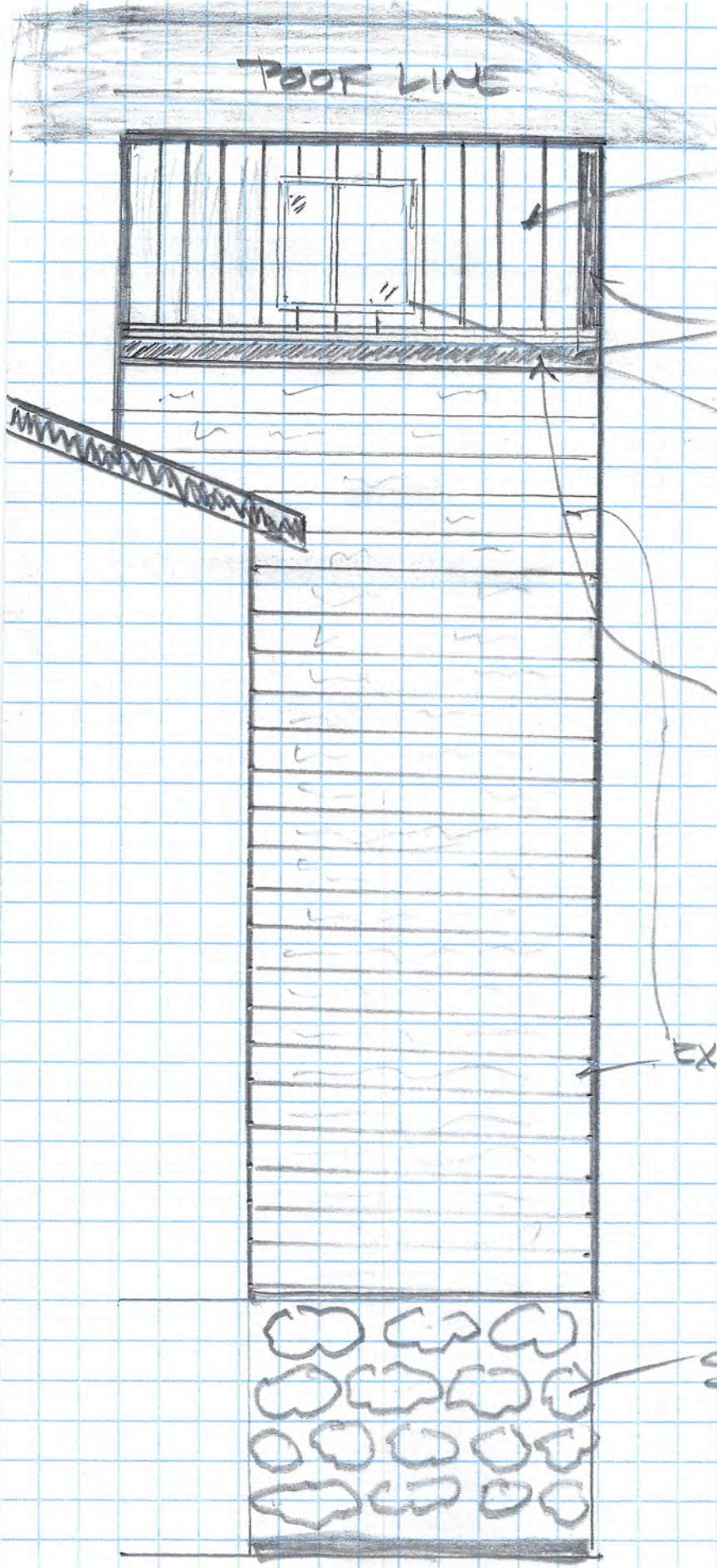


CURRENTLY

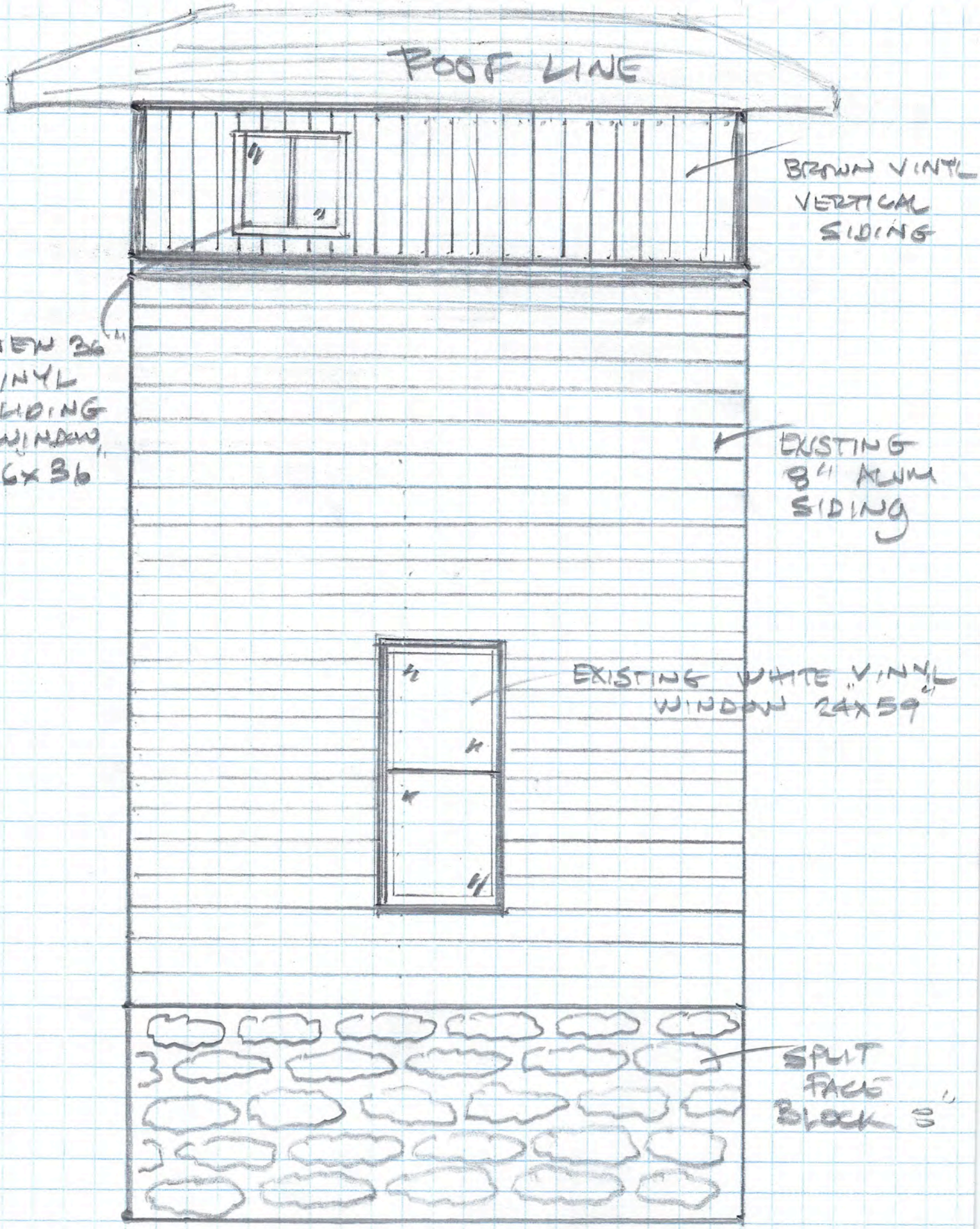

Home Wrap
EAST ELEVATION


DUPONT
Tyvek
HomeWrap
DUPONT
Tyvek
HomeWrap
NORTH ELEVATION
(NO WINDOWS)

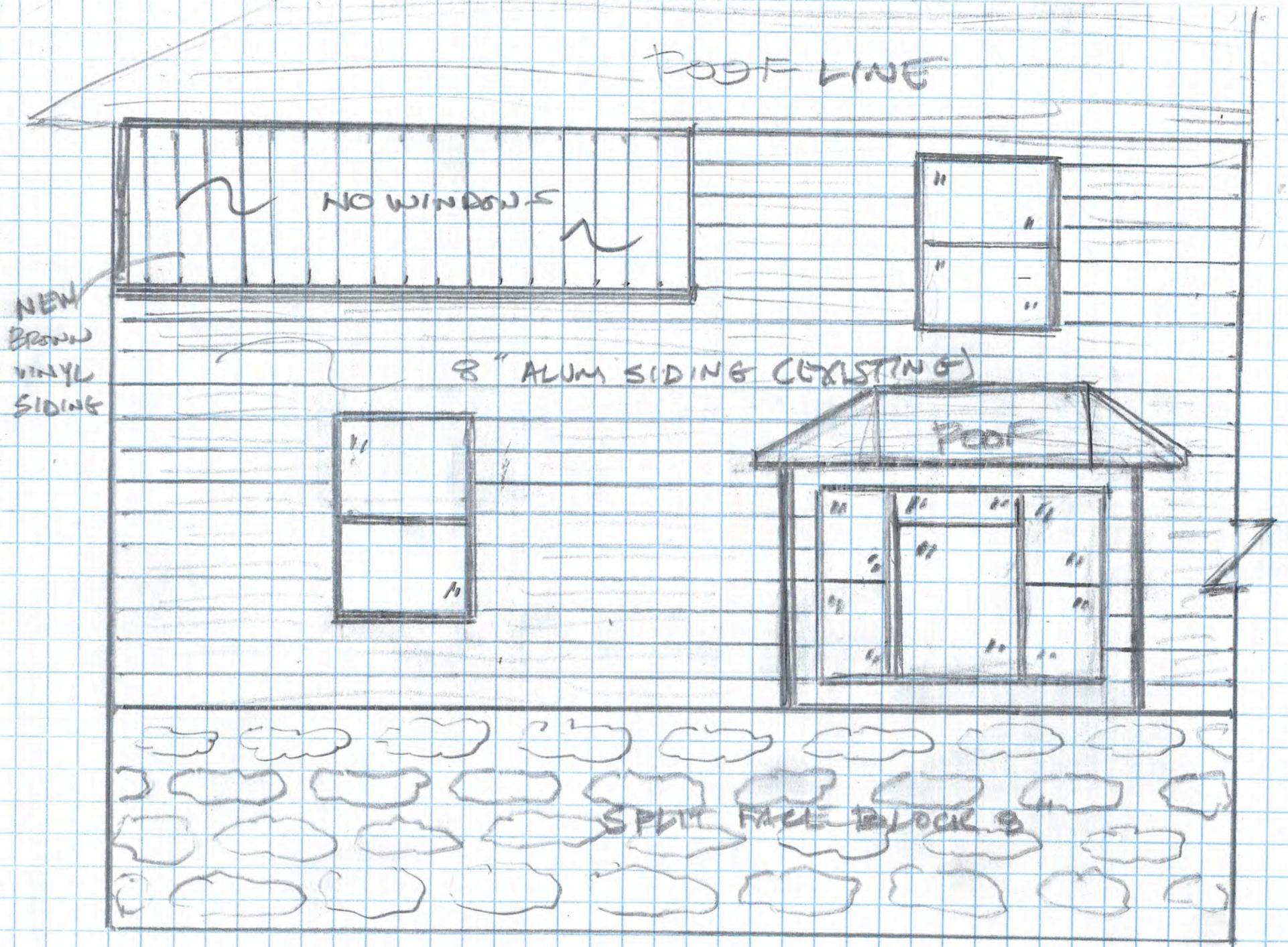
BEFORE ANY WORK



NORTH FACE OF 156 E. IROQUOIS
REAR 2ND STORY PORCH



WEST FACE OF 156 E. IROQUOIS
REAR 2ND STORY PORCH



PARTIAL SOUTH FACE OF 2ND FLOOR REAR PORCH

156 E. 1209/015

Historical District Application Items

Proof of Existing Conditions

The property is 2020 sqft 4 bd 3 br home which suffered a fire April 16, 2023 the concentration of the fire damage occurred on the second floor which includes the upper rear addition. This area received fire and heavy smoke damage. The fire originated in the master bedroom which adjoins the second-floor addition. Additionally, the first floor and basement experienced water damage.

Description of alteration/narrative:

We are proposing a slight change of view for this second story space. We want to convert this space into a half walk-in closet and sitting area. We are proposing to eliminate all the windows on the second story addition, frame the window area and install two new vinyl sliding windows for the sitting area. The remaining framing area will be covered with vinyl vertical siding. We feel this alteration will be coherent with the exterior aesthetics for the home.

JELD-WEN® Better Series 36"W x 36"H Vinyl Left Sliding Window with Nailing Flange - White/White

Model Number: JW1385-00841 | Menards ® SKU: 4045556

Add To List

* This product is not available at this store.
To see current price, please **Check Another Store for Availability,** find a store showing inventory, and select Make My Store.

- Vinyl construction allows for low maintenance
- Steel-reinforced sash for long-lasting strength
- Low-E glass with Argon reduces energy costs, interior condensation, and protects against harmful UV rays

View More Information >

Rough Opening Size: 36"W X 36"H

Sold in Stores

While Supplies Last!

Out-of-stock at Livonia

Check Another Store for Availability

Share

Description & Documents Specifications Optional Accessories

JELD-WEN® vinyl windows are made to be durable, energy efficient, and low-maintenance. With features like a steel-reinforced frame and insulated glass, JELD-WEN® vinyl windows are suitable for any architectural style or design. Backed by a Lifetime Limited Warranty, they're just as reliable as they are attractive!

Features

- Vinyl construction allows for low maintenance
- Steel-reinforced sash for long-lasting strength
- Low-E glass with Argon reduces energy costs, interior condensation, and protects against harmful UV rays
- Built-in Brickmould and J-Channel frame creates a clean, streamlined appearance for a traditional look while also saving a step in the installation process
- Built-in nailing flange for complete installation and a tight seal
- Left side sliding viewed from the outside of the house
- Half Screen Included
- Vinyl white interior and exterior
- Accidental glass breakage coverage included for all of life's unexpected events

Additional Resources

Installation Instructions
Use And Care Manual

Click here to see more products from **JELD-WEN**

JELD-WEN

Please Note: The 11% Rebate* is a mail-in-rebate in the form of merchandise credit check from Menards, valid on future in-store purchases only. The merchandise credit check is not valid towards purchases made on MENARDS.COM®. The 11% Rebate* is not a point-of-sale discount on any item purchased. Participating customers must mail their rebate receipt and completed rebate

HDC 24-005
68 Henry Clay
By Paul Harang

PONTIAC
The HEART of Oakland County

Tim Greimel, Mayor
Khalfani Stephens, Deputy Mayor

Application: HDC 24-008 — 27 Fairgrove Street

HDC MEETING DATE:	**5-8-2024**
HISTORIC DISTRICT:	**Fairgrove Historic District**
PROPERTY OWNER:	**Grace Gospel Fellowship**
SCOPE:	**Review completed work with and without HDC approval.**

EXECUTIVE SUMMARY

The applicant, Grace Gospel Fellowship, obtained HDC approval in 2021 (HDC case 21-014) but did not adhere to the scope of work in the Certificate of Appropriateness for alterations.

Additionally, the applicant completed work without a permit on the dwelling to replace windows on the primary façade, replace wood shingles on the primary façade gable end and porch entrance pediment, and install new garage siding, roof, and new garage doors.

Staff recommends adherence to the approved scope of work granted in the 2021 HDC case 21-014 for porch alterations and supports the modifications that have already occurred focused on the addition of new windows on the primary façade and garage alterations.

OVERVIEW

The applicant requests a Certificate of Appropriateness for the insertion of vinyl windows on the primary façade without muntin's, new wood shingles on the roof gable end, and porch entrance pediment on the dwelling and garage alterations.

HDC must review the work completed on the dwelling that does not comply with the HDC grant issued in HDC case 21-014.

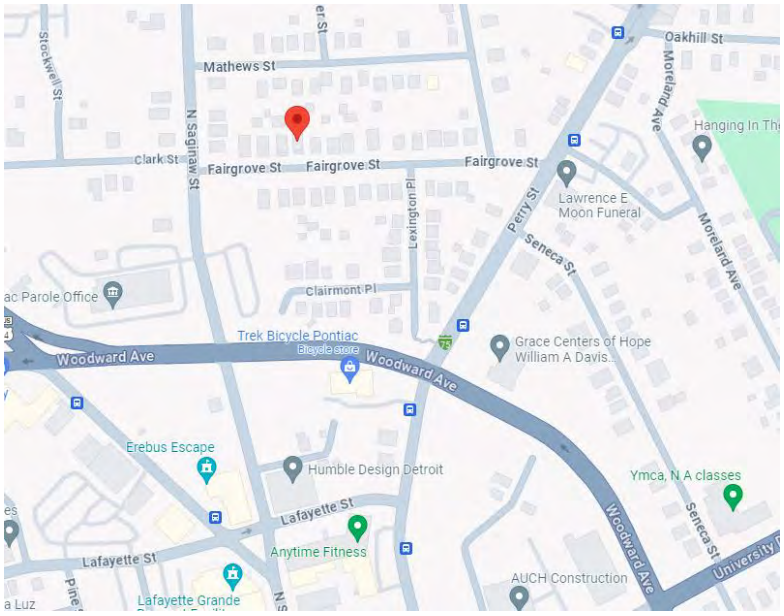
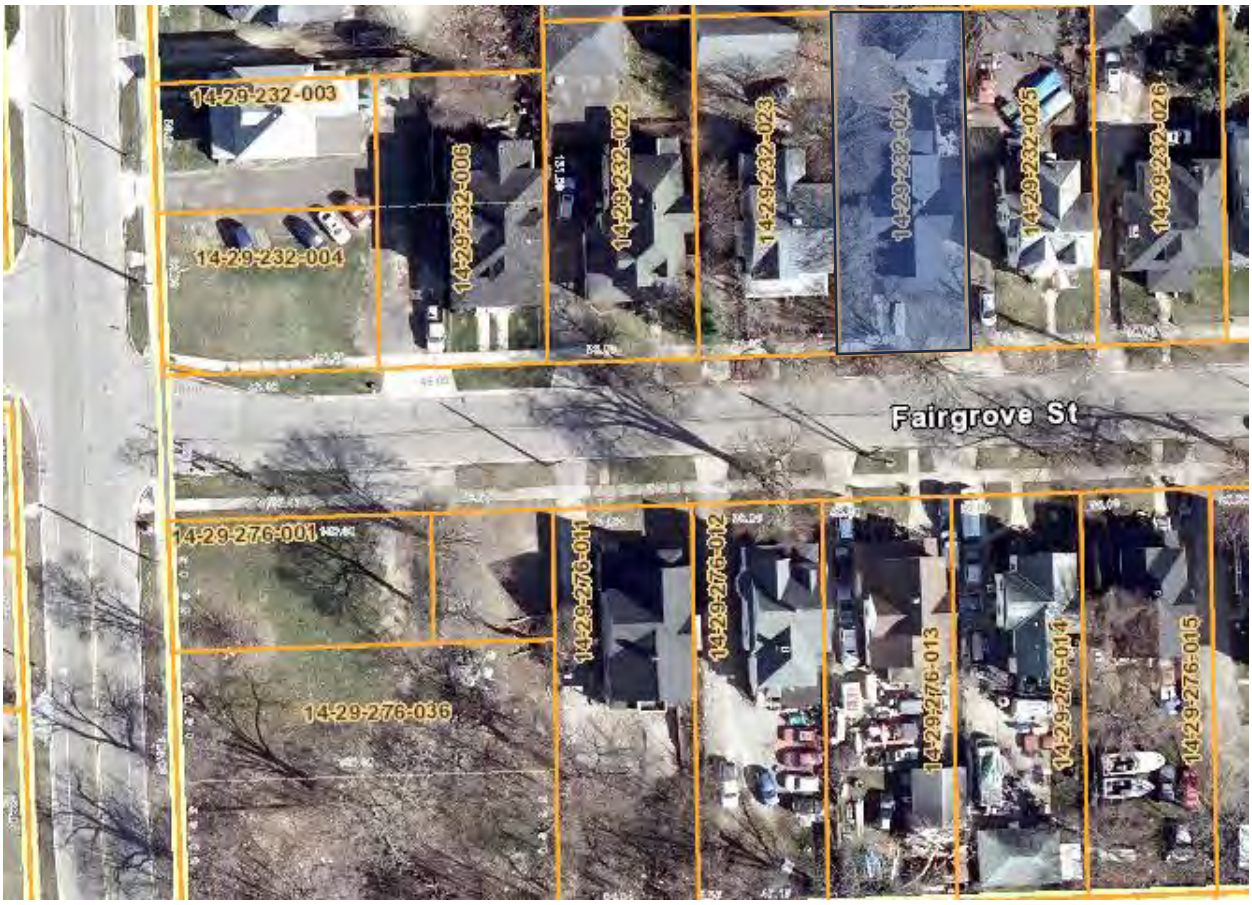


Figure – 1 Location Map

Figure – 2 Map of Site Location



EXISTING CONDITIONS

27 Fairgrove Street was constructed in 1910. This vernacular style dwelling is characterized as, a 2-1/2 story frame structure with a cross gable roof having gable end treatment on the primary facade, a prominent front porch with modern columns, railings, stairs, decking, and modern porch skirting latticework, the dwelling is sided with Hardie board, and having replacement vinyl windows on all elevations.

The rear one-story detached two (2) car garage is sided with Hardie board with modern garage doors and a replacement asphalt roof.

HDC 24-008
27 Fairgrove
By Paul Harang

STAFF OBSERVATIONS AND RESEARCH

- The Fairgrove Historic District was established in 1983.
- The subject property is located on the north side of Fairgrove Street mid-block between Edison Street and North Saginaw Avenue.
- The house and garage look to be in excellent condition.
- City records show in 2020 & 2021 HDC issued Certificates of Appropriateness for replacement windows on non-primary facades, replacement siding on the dwelling, porch work, and roof replacement.

Figures – 3 &4 Photos of Dwelling & Garage, 2020

Figures 5 & 6 - Photos of Dwelling & Garage 2024

HDC 24-008
27 Fairgrove
By Paul Harang

CERTIFICATE OF APPROPRIATENESS REVIEW

Standards of Approval – Porch Improvement, Window Repair and Fencing

Secretary of the Interior Standards

The Secretary of the Interior Standards for the Treatment of Historic Properties provides 10 standards for rehabilitating historic properties. The relevant standards for this request are #2, #5, #6, and #9.

#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".

#5 – "Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved".

#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".

#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.

Analysis

These standards support the requested alterations relating to the replacement of existing vinyl windows with new vinyl windows with no muntins on the primary façade, new wood shingles on the attic gable end and porch entry pediment, new garage Hardie board siding, new garage roof, and new garage doors due to the fact these are compatible with the Secretary of the Interiors rehabilitation standards relating to visual qualities.

Additionally, relating to the 2021 Certificate of Appropriateness approved by the Commission in case HDC-21-014, the alterations to the porch columns and knee wall do not adhere to the approved scope of work or the Secretary of the Interior standards which focuses on mimicking or matching the new material so that it is similar in appearance to the original features/materials removed.

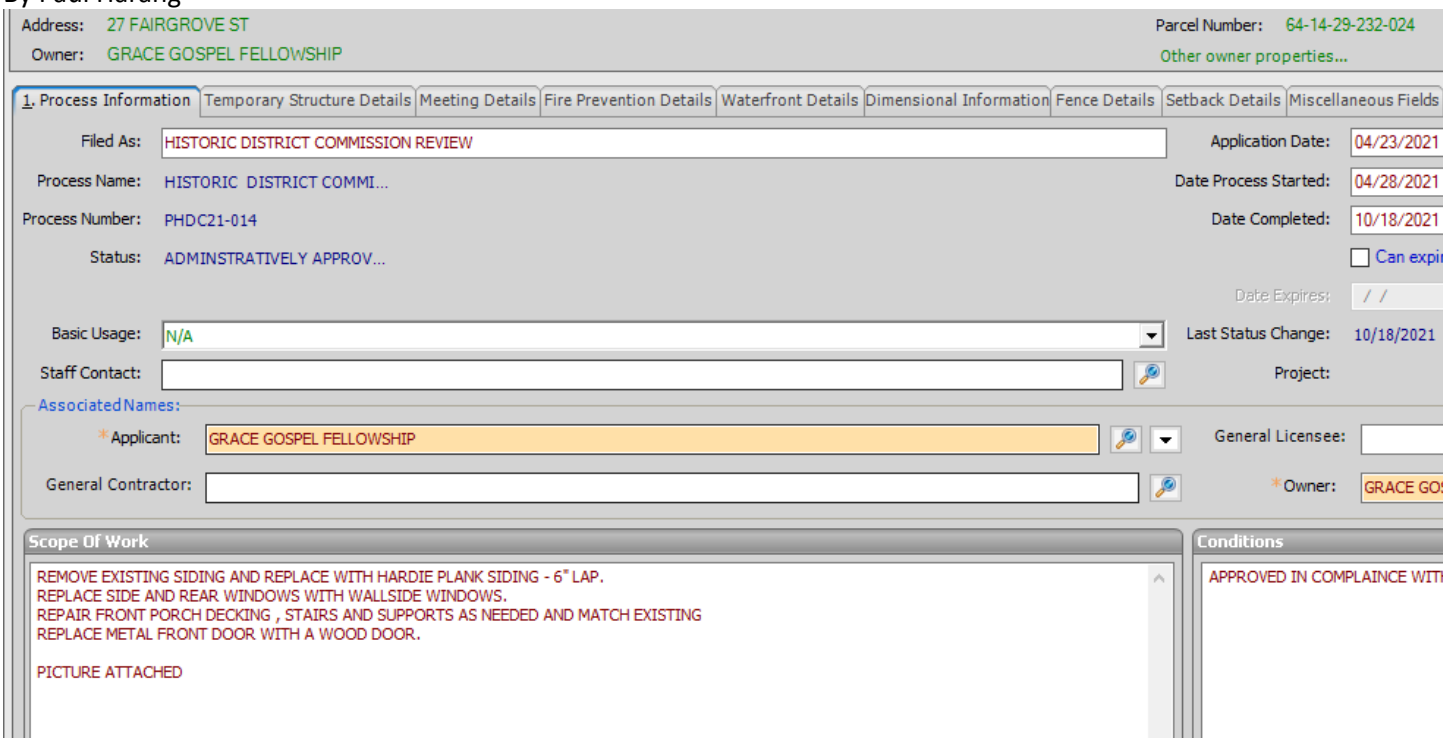


Figure 7 – Image from BSA Scope of Work for HDC 22-014

City of Pontiac Historic District Commission guidelines

The Pontiac Historic District Commission Review Guidelines provide 11 standards for the rehabilitation of historic properties. The relevant standards for this request are #3, #5, #7, and #10.

#3 – "The general compatibility of exterior design, setbacks, arrangement, color, texture, and materials proposed to be used.

#5 – "Whether the applicant has avoided, where possible, the removal or alteration of any historic building materials or distinctive architectural features or any other changes which would destroy the original character of the affected structures".

#7- " Whether the applicant, where reasonably 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 features".

10 – Contemporary designs, materials, or methods for construction, alterations, or repair shall not be discouraged where they are compatible with the size, color, material, and character of the affected structure and adjacent structures.

Analysis

The guidelines indicate the alteration of the existing vinyl windows with new vinyl windows with no grills on the primary façade, new wood shingles on the roof and porch gable end and entry point, new Hardie board siding, new garage roof, and new garage doors conform to the guidelines since the new features are a reasonably accurate duplication of the architectural features already removed from the resource.

Additionally, relating to the 2021 Certificate of Appropriateness approved by the Commission in case HDC-21-014, the alterations of the porch columns and knee wall do not adhere to the approved scope of work or Pontiac Historic Guidelines which focuses on replacing or mimicking what would be removed from the structure with new features and material similar in appearance with the materials removed.

A. WINDOW REPLACEMENT

The City of Pontiac, Historic District Commission window replacement review guidelines state:

1. "Avoid, where possible, the removal or alteration of any historic building materials".
2. "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".
3. "For the Historic District Commission to approve window replacement, the applicant must provide clear and irrefutable evidence that the windows are in such disrepair that they cannot be repaired".
4. "Primary façade window treatment authorizes the approval of work on windows under the following conditions in order of desirability on all elevations facing street frontages":
    a. "Repair of existing windows"
    b. "Replace with like":
        i. "Use of the same materials"
        ii. "Matching existing configuration."
        iii. "Matching of color."
        iv. "Matching of trim detailing."
5. "Non-primary elevation 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 in order of desirability for non-primary façades".
    a. "Repair existing windows"
    b. "Replacement with like"
        i. "Use of same materials."
        ii. "Matching existing configuration."

iii. "Matching of color."
iv. "Matching trim details."

c. "Replacement with modern materials with true divided lites (panes) and muntins that match the existing profiles".
d. "Replacement with new windows of modern materials and exterior divider grilles to match existing window profile".
e. "Standard replacement windows with either interior divider grilles or no divider grilles (least desirable – for non-primary facades only)".

Staff supports the replacement of vinyl windows on the primary façade with new vinyl windows without grills because the original wood windows had been removed in the past and replaced with standard vinyl windows.

B. Gable End Shingles

The applicant has replaced the original but deteriorated, wood shingles on the primary façade at the attic gable end and at the pediment above the front porch entrance.

Staff supports the replacement of the deteriorated wood shingles on the dwelling due to the fact the new feature matches the old in design, texture, and other visual qualities.

C. Garage Siding

The applicant has replaced the original wood siding on the garage facades with Hardie Board siding. Based on the City of Pontiac Siding Replacement Guidelines. The applicant shall comply with the following guidelines:

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

Staff supports the replacement of deteriorated garage siding with Hardie Board. Based on conversations with the applicant the garage siding was deteriorated and was composed of multiple siding materials. The use of Hardie Board was utilized to emulate the siding on the dwelling to conform to the siding requirements of the City of Pontiac Siding Guidelines.

D. Garage Doors and Garage Roof

The applicant has added new metal garage vehicle and pedestrian doors to the structure. At the time of alteration, the structure's vehicle door was missing its opening was boarded and the pedestrian door was in a state of disrepair.

Staff supports the new metal doors since the original vehicle door was removed and metal pedestrian garage doors are a common trait within the district. Additionally, the new doors are compatible with the massing, size, and scale of the original door features.

E. Garage Roof

The applicant replaced the deteriorated asphalt shingle garage roof with dimensional asphalt shingles. The applicant shall comply with the following guidelines:

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

1. Repair of Existing Roof
2. Replace with Like (original is damaged beyond repair)
    a. Use of the same materials
    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.

Staff supports the replacement of the garage roof with asphalt dimensional shingles. Based on the fact the replacement is with “like” materials and the structure did not have any original roofing material at the time of replacement.

F. Work Completed outside of the approved Certificate of Appropriateness

The Commission must review and provide a decision relating to the Certificate of Appropriateness issued to the applicant for HDC 21-014. The following features deviated from the approved scope of work:

1. **Porch columns**
2. **Porch railings**

Based on a review of the Certificate of Appropriateness the applicant did not “match” or mimic the original columns and porch knee walls with the approved scope of work granted in 2021.

The applicant replaced the original round short columns below capitals and resting on knee walls with a longer standard 6 x 6 square wood columns between standard porch railings. Therefore, the alteration removed the original columns and knee walls on the front porch which is out of the approved scope.

Staff does not support the deviation from the scope of work due to the fact the alterations do not comply with the approved Certificate of Appropriateness. The Commission will have to weigh the alterations with the completed work and decide if the “out of scope” work complies with the Secretary of the Interior standards and the Pontiac Guidelines.

Because the new features do not mimic the pre-altered look of the structure based on #6 and #9 of the Secretary of the Interior Standards and the Pontiac HDC Review Criteria #3, #5, and #7, staff concluded the completed work does not comply.

Figure – 7 Wood Cedar Siding

Figure – 8 Hardie Board Siding

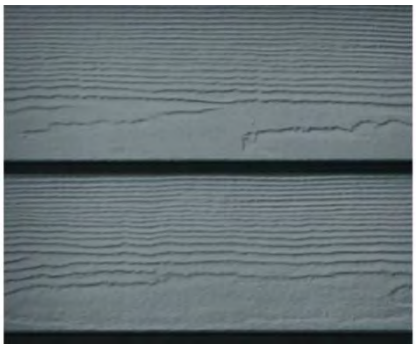


Figure – 9 Garage Vehicle Door

Figure – 10 Garage Pedestrian Door

Figure – 11 Garage Roof Asphalt Shingles

CONCLUSION

Staff supports the completed alterations regarding replacement windows and the replacement shingles on the attic gable end and porch entry pediment, as well as the alterations to the garage.

Staff do not support the divination of the approved scope of work within the Certificate of Appropriateness focusing on the alterations to the porch columns and porch knee walls.

Lastly, the Commission has the ability based on section 74-78 of the Municipal Code to require an owner to restore the property to its original condition if work has been done without a permit and the Commission finds that the work does not qualify for a certificate of appropriateness.

HDC 24-008
27 Fairgrove
By Paul Harang

RECOMMENDATION

Staff recommends **APPROVAL** for the following alterations to the dwelling and garage:

1. New vinyl windows without grills on the primary façade of the house.
2. New wood shingle siding on the gable ends and over the porch entrance pediment on the house.
3. New Hardie Board siding on all garage facades.
4. New metal garage vehicle and pedestrian doors.
5. New garage roof.

Staff recommend **DENIAL** for the deviation from the approved Certificate of Appropriateness case HDC 21-014 regarding porch columns and railing/ knee wall.

HDC 24-008
27 Fairgrove
By Paul Harang

SAMPLE MOTIONS

SAMPLE MOTION TO APPROVE:

I move to **APPROVE** the issuance of a Certificate of Appropriateness for this request based on the secretary of the Interiors standards #2, #5, #6, and #9 to install new vinyl windows without muntins on the primary façade of the dwelling, new wood shingle siding on the gable ends and over the porch entrance pediment on the dwelling, add new Hardie Board siding to the garage, new metal doors on the garage and new garage asphalt singles.

I move to **APPROVE** the issuance of a Certificate of Appropriateness for this request based on the secretary of the Interiors standards #2, #5, #6, and #9 for the deviation of the Certificate of Appropriateness for HDC case 21-014 to add porch rails instead of a knee wall and 6 X 6 wood columns instead of rounded columns on a base and under capitals on the dwelling.

SAMPLE MOTION TO DENY:

I move to **DENY** this request for a Certificate of Appropriateness based on the secretary of the Interiors standards #2, #5, #6, and #9 9 to install new vinyl windows without muntins on the primary façade of the dwelling, new wood shingle siding on the gable ends and over the porch entrance pediment on the dwelling, add new Hardie Board siding to the garage, new metal doors on the garage and new garage asphalt singles for the following reason(s): _____ .

I move to **DENY** the issuance of a Certificate of Appropriateness for this request based on the secretary of the Interiors standards #2, #5, #6, and #9 for the deviation of the Certificate of Appropriateness for HDC case 21-014 to add porch rails instead of a knee wall and 6 X 6 wood columns instead of rounded columns on a base and under capitals on the dwelling for the following reason(s):_____.

SAMPLE MOTION TO TABLE:

I move to **TABLE** this request for a Certificate of Appropriateness based on the secretary of the Interiors standards #2, #5, #6, and #9 9 to install new vinyl windows without muntins on the primary façade of the dwelling, new wood shingle siding on the gable ends and over the porch entrance pediment on the dwelling, add new Hardie Board siding to the garage, new metal doors on the garage and new garage asphalt singles for the following reason(s): _____ .

HDC 24-008
27 Fairgrove
By Paul Harang
I move to **TABLE** the issuance of a Certificate of Appropriateness for this request based on the secretary of the Interiors standards #2, #5, #6, and #9 for the deviation of the Certificate of Appropriateness for HDC case 21-014 to add porch rails instead of a knee wall and 6 X 6 wood columns instead of rounded columns on a base and under capitals on the dwelling.

HDC 24-008 24-008

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

HISTORIC DISTRICT COMMISSION APPLICATION

APPLICATION CHECKLIST

- ☐ **Completed and Signed Application.**
- ☐ **Application Fee.**
- ☐ **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 Community Development
47450 Woodward Ave, Pontiac, MI 48342
T: 248.758.2800 F: 248.758.2827

Property/Project Address: 27 Fairgrove St

Sidwell Number: 14-29-232-024

Date: 4-10-24

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	Luke Burt		
Address	21 Fairgrove		
City	Pontiac		
State	MI		
ZIP Code	48342		
Telephone	Main:	Cell: 248-459-2614	Fax:
E-Mail	Lburt@gracecentersofhope.org		

Property Owner (please print or type)

Name	Grace Gospel Fellowship		
Address	65 E Huron St		
City	Pontiac		
State	Michigan		
ZIP Code	48342		
Telephone	Main:	Cell: 249-701-8265	Fax:
E-Mail	Lburt@gracecentersofhope.org		

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 on next page.)

☒ 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 sighs 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:

SEE ATTACHED DESCRIPTION

(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:_____

27 Fairgrove St.

NARRATIVE-

27 Fairgrove was acquired by Grace Gospel Fellowship on 9-24-2014 for $10.00 through land auction with the help of Andy Meisner. The home was slated for demolition by the city of Pontiac. 27 Fairgrove had sustained a fire, hole in the roof causing flooding and the total structure was in a massive state of disrepair.

The abatement began in 2020-2021 but was put on hold so we could finish the construction of 51 Fairgrove so the men from Grace Centers of Hope could move into the home. In 2022 work began full swing on the home beginning with the exterior work. We began removing the old siding for the garage and home so we could replace it with James Hardie fiber cement siding. Once the siding was removed, we wrapped the home in Tyvek house wrap and began replacing the existing vinyl windows with new vinyl from JELD-WYN with lattice accents to match neighborhood.

The next step was to begin the exterior molding and trim. I had samples of crown sent off to Stellar hardwood so they could custom match existing crown molding on exterior of the home. We also replaced all the old cedar shake and replaced with new on the front gable of roof and porch.

The porch needed a lot of structural repairs due to sagging roof and improper footings. The bump out of the second story caused massive settling that had to be addressed. We dug new concrete footings so we could jack up second story and support with new 6x6 supports. The knee walls were replaced to match the aesthetic of the other homes we have completed on Fairgrove street.

Shortly after the porch was complete, we began working on the garage. The old siding was removed and replaced with James Hardie fiber cement board to match the homes exterior. We also replaced the plywood covering of garage opening with new garage door.

EXISTING CONDITIONS -

a. Garage – white, rotted, wood siding with possible lead paint and boarded up garage door.
b. Windows – front of house was boarded up existing vinyl windows.
c. Porch – multiple layers of siding, rotted soffit, rotted trim, rotted crown, pillars were circular with multiple layers of possible lead paint with rotted sections, sagging porch roof bearing weight of upstairs bump out.

DESCRIPTION OF ALTERATIONS -

A. Garage – Remove siding and replace with James Hardie fiber cement siding. Remove plywood covering garage opening and install new garage door. Siding reveal and paint to match home.
B. Front windows – Remove existing vinyl windows and replace with JELD-WEN vinyl with lattice accents to match neighborhoods aesthetic.
C. Porch – Remove all siding on porch to expose framing, dig new footings so second story bump-out can be supported on new footings and 6x6 supports, replace knee-wall with railings and spindles to match the other homes we have completed on Fairgrove street, replace deck boards, remove old ceiling car siding and replace with new car siding.

HISTORICAL DISTRICT (1/1): IN THE FAIRGROVE HISTORICAL DISTRICT

Address: 27 FAIRGROVE ST
Owner: GRACE GOSPEL FELLOWSHIP

Parcel Number: 64-14-29-232-024
Other owner properties...

1. Process Information | Temporary Structure Details | Meeting Details | Fire Prevention Details | Waterfront Details | Dimensional Information | Fence Details | Setback Details | Miscellaneous Fields | Construction Details | Pool Details | Zoning/Rezoning and Usage | Parking Details | Parcel/Land Details | Sign Details | Utili

Filed As: HISTORIC DISTRICT COMMISSION REVIEW
Process Name: HISTORIC DISTRICT COMMI...
Process Number: PHDC21-014
Status: ADMINSTRATIVELY APPROV...

Application Date: 04/23/2021
Date Process Started: 04/28/2021
Date Completed: 10/18/2021
Can expire
Date Expires: / /

Basic Usage: N/A
Staff Contact:

Last Status Change: 10/18/2021
Project:

Associated Names:

Applicant: GRACE GOSPEL FELLOWSHIP
General Contractor:

General Licensee:
Owner: GRACE GOSPEL FELLOWSHIP

Scope Of Work

REMOVE EXISTING SIDING AND REPLACE WITH HARDIE PLANK SIDING - 6" LAP.
REPLACE SIDE AND REAR WINDOWS WITH WALLSIDE WINDOWS.
REPAIR FRONT PORCH DECKING , STAIRS AND SUPPORTS AS NEEDED AND MATCH EXISTING
REPLACE METAL FRONT DOOR WITH A WOOD DOOR.

PICTURE ATTACHED

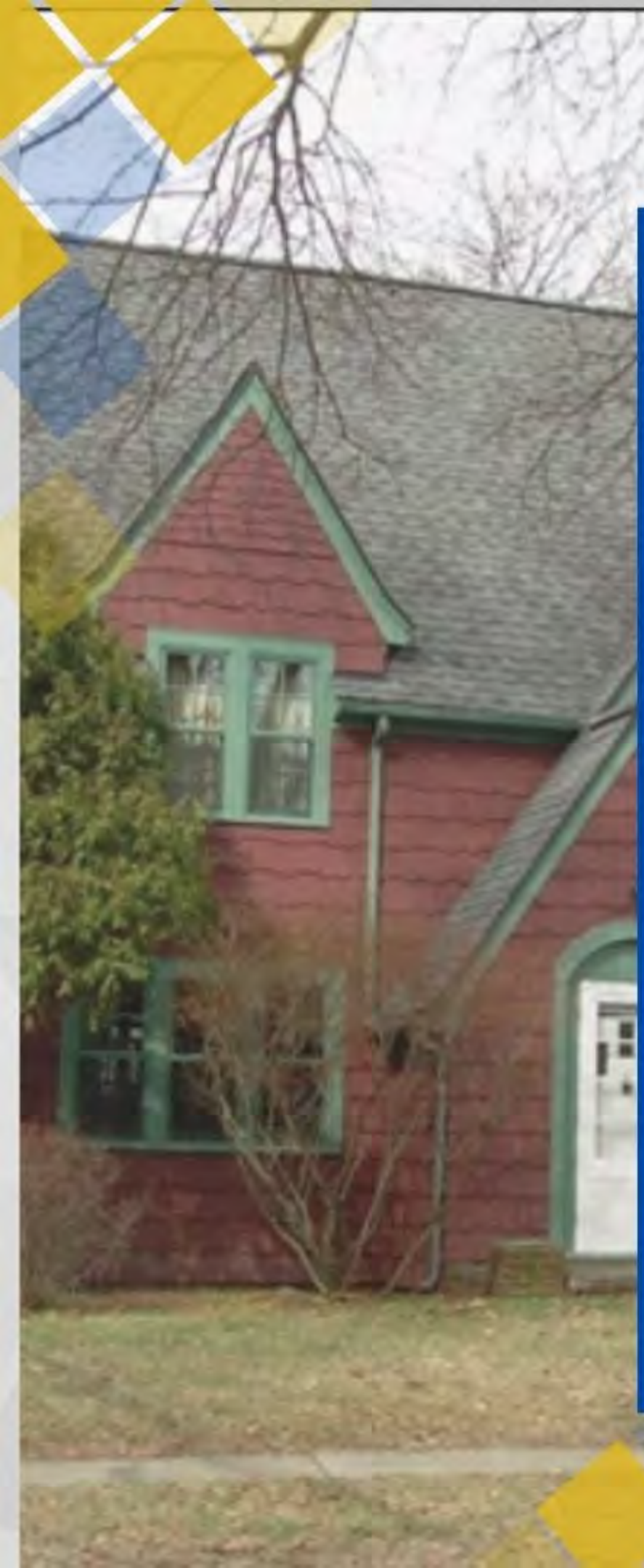
Quick Entry

Conditions

APPROVED IN COMPLAINCE WITH ATTACHED WINDOW SCHEDULE

Quick Entry

Fee Summary



PONTIAC
The HEART of Oakland County

Pontiac Historic Districts

Living in a Historic District

Please scan the QR Code to find out more about the Historic District process.

Topics to be covered at the Town Hall:

- What is a Local Historic District?
- Pontiac HDC Overview
- What is Reviewed?
- Review Criteria
- Pontiac HDC Guidelines
- How Do I Obtain HDC Review?
- Historic District Locations

If you have any questions about this event or the Historic District Commission process, please contact Paul Harang at 248-758-2814.

Visit Our Website
pontiac.mi.us

PONTIAC
The HEART of Oakland County

OPEN HOUSE FOR PROPERTY OWNERS IN HISTORY DISTICTS

Join us to get acquainted with the Historic District Commission, understand the rules, and guidelines of Historic Districts for home improvements.

Learn how to maintain historic characters of neighborhoods and buildings in Pontiac!

Topics to be covered at the Town Hall:

- **What is a Local Historic District?**
- **Pontiac HDC Overview**
- **What is Reviewed?**
- **Review Criteria**
- **Pontiac HDC Guidelines**
- **Historic District Locations**
- **And more!**

MONDAY
JUNE 10

TIME
6 TO 8 PM

pontiac.mi.us

Robert Bowens Senior Center
52 Bagley St., Pontiac

PONTIAC
The HEART of Oakland County

OPEN HOUSE FOR PROPERTY OWNERS IN HISTORY DISTICTS

Join us to get acquainted with the Historic District Commission, understand the rules, and guidelines of Historic Districts for home improvements.

2024

Learn how to maintain historic characters of neighborhoods and buildings in Pontiac!

MONDAY
JUNE 10

TIME
6 TO 8 PM

pontiac.mi.us

Robert Bowens Senior Center
52 Bagley St., Pontiac