



PONTIAC HISTORIC DISTRICT COMMISSION

December 13, 2023, 6:30 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: November 8, 2023
5. APPROVAL OF THE AGENDA:
6. OLD BUSINESS:
 - A. Application #: HDC 23-046
Applicant: Mary L. Klein
Address: 141 Chippewa Road
Request: Replace 22 windows with grills.
 - B. Application#: HDC 23-048
Applicant: Ronita Coleman – Coleman Allen LLC
Address: 111 Oneida Road
Request: Remove 361 metal casement windows and replace them with 361 black vinyl casement windows with grills.
 - C. Application#: HDC 23-044
Applicant: Loren Guzek – 46 Saginaw LLC
Address: 46 North Saginaw Road
Request: Add new window openings for window and façade enhancements.

CITY OF PONTIAC

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

Mayor Tim Greimel

7. NEW BUSINESS

D. Application#: HDC 23-055
Applicant: Michael Wilhelm
Address: 225 Chippewa Road
Request: Remove cedar shingles from the rear dormer and apply vinyl faux cedar shingles.

8. PUBLIC COMMENT:

9. STAFF COMMUNICATION

- A. Planning Initiatives
- B. Next Meeting: January 17, 2024

CITY OF PONTIAC, MI

HISTORIC DISTRICT COMMISSION MINUTES

Saturday, November 8, 2023 – 6pm

I. CALL TO ORDER: (9:07)

II. ATTENDANCE

Present: Chair Rick David, Vice Chair Regina Campbell, Fernando Bales, Jen Burk, Jim Allen, Rachael Clark

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

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

III. OFFICIAL COMMUNICAITONS

Planner Harang indicated that there were no new communications.

Minutes. Commissioner Campbell requested to amend the October minutes with the following amendments to request for collaboration with the City council members whose districts are located within historic districts, Commissioner Clark had a request to amend the October notes to include amendments for fiberglass to fibrex for case HDC 23-041, indicating that the current windows are vinyl not fiberglass in the house and Commissioner Burk had a request to change East Iroquois for HDC 23-041.

Motion to correct the minutes made by Commissioner Burk and seconded by Commissioner Clark.

Vote

Yes 6

No 0

Motion to add the calendar year 2024 to the agenda provided by approved by Commissioner Campbell and seconded by Commissioner Allen.

Vote

Yes 6

No 0

IV. NEW BUSINESS

Case:	HDC 23-052
Applicant	Lisa Roger Vogal
Address	416 West Iroquois
Request	Remove and replace 3 dwelling facades with new cedar shingles. Remove and replace all garage facades with shingles and add PVC at the bottom of the garage walls and on the front door trim.

Planner Harang provided the background of the case to remove and install new cedar shakes on the 3 facades of the dwelling and all garage facades, add PVC on the bottom of the garage and front door trim.

The applicant provided a presentation to the Commission on the dwelling and the garage alterations. The applicant indicated that the PVC trim on the front door has already been completed without Commission review and approval.

Commission Allen asked the applicant if he considered Hardy Board for the bottom of the garage walls. The applicant indicated that per his contractor Hardy Board would not be appropriate for the bottom of the garage walls.

Commissioner Clark addressed the thickness of the PVC board and how the new cedar shakes would look sitting on or above the PVC board on the garage wall. The applicant indicated that the cedar shakes will overlap it. Commissioner Clark asked if the cedar shakes would experience any moisture issues if they were added to the PVC trim but low enough to be exposed to ground moisture.

Commissioner Bales stated that he does not have an issue with the PVC on the garage walls as long as it is painted or textured. The commissioner does not have an issue with the PVC trim on the front door.

Commissioner Allen asked if the PVC trim on the garage would be covered by the cedar shakes. The Commissioner indicated that using the cedar shakes with the PVC is not a good idea. He stated Hardy Board would be a better material than PVC and it would be watertight over PVC. Hardy Board can be laid on or near the ground and be painted.

Resident at 59 Miami Sue Sinclair raised the question that she supports the new cedar shakes and that the Hardy Board will be a good fixture on the house.

The resident at 219 Cherokee Michael Klink stated that he has used PVC and Hardy Board on houses and states that PVC is a bad option and Hardy Board is a better choice.

Commissioner Burk indicated that the Commission should add and discuss the gutters to the meeting.

Commissioner Bales asked about the color of the gutters and stated what material is being requested for the bottom material of the garage PVC or Hardy Board.

Commissioner Allen stated that the garage should have a 2-inch base covered by shingles at the bottom of the garage with Hardy Board instead of PVC.

Commissioner Campbell provided a motion to replace the shingles on the house and garage due to deterioration to match the color and texture of the old shingles add a 2-inch reveal board at the bottom of the garage and add the gutters to the scope.

A motion was made by Commissioner Bales to amend Commissioner Campbell's motion to approve the new shingles and use Hardy Board on the garage with the 2-inch reveal at the bottom of the garage and PVC is approved on the front door trim. Commissioner Campbell seconded the motion.

Commissioner David opens the discussion on the front door trim. Commissioner Allen stated several reasons why the applicants should not use PVC. He recommends wood or Hardy Board.

Commissioner Bales indicated the LP might be a better material to ask the contractor about other materials.

Commissioner Burk posed a question on the material of the trim on the half-dome front door to the applicant.

Commissioner David asked the applicant if the front door trim had already been replaced. The applicant stated yes, the trim has been replaced and the trim has been replaced several times before.

A Motion was provided by Commissioner Allen to support the shingles on the garage & house, support the PVC trim on the front door and support Hardy Board or wood at the base of the garage and seconded by Commissioner Bales.

Vote

Yes 6

No 0

Motion by Commissioner Clark to approve gutters as indicated by the applicant and Seconded by Commissioner Allen.

Vote

Yes 6

No 0

Case:	HDC 23-046
Applicant	Mary L. Kline
Address	141 Chippewa
Request	Remove 22 wood windows on the house with vinyl windows.

Planner Harang provided the background of the request. The applicant is requesting approval to add new vinyl windows to the dwelling.

The applicant stated that he was given a permit and then requested to add to the permit for new windows replacement. This second permit was rescinded by the City. The applicant did not understand why the city took back the permit. The applicant then provided details on the window request and general location for proposed and existing windows.

Resident Sue Sinclair stated that the house cladding is wood, and the wood windows are 6 over one.

Motion made by Commissioner Allen to deny the request but feels that the case needs to be tabled.

Commissioner Burk asked about the number of windows that have been replaced.

The Planning Manager asks how many more windows will need to be replaced within the entire house. The applicant indicated that 22 windows are needed to complete the project.

Commissioner Allen stated that the commission needed more information on this project and to find an alternative decision and material.

Motion made by Commissioner Campbell to postpone the application to tour the site. It was seconded by Bales.

Planner Yandrick asks the commission to provide more information on a direction for this case.

Commissioner Bales wants to see the other facades of the house and understand why the permit was provided in error.

Commissioner Burk asked a question if the applicant purchased more windows for the house.

A motion by Commissioner Campbell to Postpone for additional information. It was seconded by Commissioner Bales.

Staff Yandrick indicated that staff and applicants need more direction.

Commissioner Bales wants to see pictures of all the sides of the house under consideration and understand why the permit was issued in error.

Vote

YES 6

NO 0

Case:	HDC 23-048
Applicant	Regina Coleman
Address	111 Oneida
Request	Remove 361 metal casement windows and install 361 vinyl windows.

Planner Harang provided the background of the applicant's request and indicated that there have been several violations issued at the site.

The applicant provided background information regarding the building and request. The building is owned by Oakland County and has been vacant since 2006. The applicant has funding for the project with grants and other resources.

Commissioner Clark asked a question about the color of the windows and if the vinyl windows would warp in the heat and cold. The applicant indicated that the windows could sustain the elements. The commissioner is concerned about the narrowing of the windows in some of the building's window openings and if the new windows will be the same size in glass surface. The applicant stated that the frame would be a little bigger or a couple of inches larger.

Commissioner Burk stated to the applicant that as she recalls the proposal will include 45 units with 16 garages. The commissioner asked a question about parking. The applicant provided input on the plan for resident parking on and off-site. And provided information regarding persons living within the structure and the state of the broken windows in the structure.

The Planning Manager indicated that this request does not require a site plan and parking will be worked on at another time with the Planning Department.

Commissioner Burk asked why the first 50 feet of the rear of the building is classified as a primary façade.

The planning staff indicated that the first 50 feet of the rear of the building fronts Seminole Street and is a primary elevation while the remainder of the rear of the building fronts a common lot line with the adjacent parcel which is categorized as the non-primary portion of the façade.

The applicant indicated that she has been in touch with other neighbors on potential parking lots for the building residents.

Resident Sue Sinclair 56 Miami addressed the body for comments and questions. She indicated that the commission should understand the condition of the existing windows. She indicated that the owner of the building can obtain historic tax credits. She feels parking is critical and the applicant should talk with the hospital and church.

Michael Klink 219 Cherokee resident. Provided information on window builders that work in Pontiac and shared this with the commission.

The applicant indicated that she did look at historic tax credits.

Commissioner Bales states this is an opportunity for the neighborhood and the proposed development sets the tone for any future projects in the city. He states there is not enough information for him to decide. He would like elevations and plans for the case. States that replacement windows narrow the interior window openings.

Commissioner David asked Commissioner Bales if this case should be postponed.

Commissioner Allen states the building is a diamond in the rough and the expense to fix the building should not be an issue. He states the commission needs more documentation to decide.

Commissioner Clark states the Michigan Central Terminal in Detroit has provided new metal windows in the building and it looks great. She would like to see some quotes from the applicant regarding the window companies they have obtained quotes from. She states that several contractors build metal windows. And stated that any new Vinyl window will narrow the window opening.

Commissioner David asked how a postponement would impact the applicant's timeline.

The applicant stated that they would prefer to use vinyl windows based on the cost of new metal windows.

The applicant indicated that they have a letter of intent with Oakland County.

Planning Manager Yandrick posted a question to have a meeting with the applicant and commission at the subject site soon.

Commissioner David supported the idea of a tour/ meeting.

Commissioner Burk states that she is frustrated with the county because it has not invested any money into the building. She supports the tour and wants to see the building restored correctly.

The motion was made by Commissioner Allen to Postpone the meeting and provide more information on the window material and would prefer new metal casement windows within the building.

Commissioner Burk is not comfortable with the motion and feels that the commission needs to get more information on the case to decide.

A motion was made by Commissioner Burk to postpone the hearing to give more time to the applicant to research metal window replacement options and provide alternative window replacement examples Commissioner Allen seconds the motion.

Commissioner Bales requests to amend the motion to postpone and requires the applicant to provide elevations, renderings, and other information for the next meeting. So that the commission can see what the building looks like with the proposed windows.

The Planning Manager recommends not to provide requests like elevations, and renderings at this time.

Votes

Yes 6

No 0

The Planning Manager states that the applicant for 46 Saginaw cannot attend the meeting and asked the commission if they want to hear the case. Commissions stated to table the meeting.

Motion provided to table case. Commissioner Clark provided the motion and Commissioner Burk seconded the motion.

Vote

Yes 6

No 0

Communication

Planner Harang stated the only communication will be the next meeting date of December 13th.

Planner Yandrick indicated that training will be coming. Commissioner Burk stated she would like to get training on materials, building elements, and other architectural terms.

Commissioner Campbell stated that consistency is important to this board. Planner Harang stated that the HDC has guidelines for windows, roofing, and siding. He will provide a copy to each commissioner to assist with the consistency of the Commission.

Adjournment

Motion made by Commissioner Campbell and seconded by Commissioner Allen.

Vote

Yes 6

No 0

Respectfully Submitted,

Paul Harang, Planner II
Community Development Department

CITY OF PONTIAC, MI
HISTORIC DISTRICT COMMISSION MINUTES
Saturday, December 2, 2023 – 9am

143 Oneida Road – Welcome Missionary Baptist Church

I. CALL TO ORDER: (9:07)

II. ATTENDANCE

Present: Chair Rick David, Regina Campbell, Fernando Bales, Jen Burk, Jim Allen, Rachael Clark

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

A motion was made by Commissioner Burk to start the meeting it was seconded by Commissioner Bales. Unanimously approved.

III. OFFICIAL COMMUNICAITONS

Planning Manager Yandrick welcomed members to the meeting and indicated no new updates.

IV. OLD BUSINESS

Planning Manager Yandrick explained why the special meeting was initiated for the HDC to tour the building to discuss the condition of the windows within the building and provide time for the applicant to provide any new updates on the proposed window and garage door addition to the building.

Applicant Ronita Coleman updated the Commission on the new metal window product to be proposed for the building instead of the vinyl windows requested at the November 8th meeting. The applicant stated the vinyl window request is being withdrawn for the new metal window product with the amendment to the HDC application for new metal black opaque garage doors to be installed at the rear of the building.

A motion was made by Commissioner Burk to suspend the meeting it was seconded by Commissioner Allen at 9:27am.

The applicant conducted two (2) separate tours of the subject site with three (3) Commissioners and staff for each tour.

The meeting resumed at the Welcome Missionary Baptist Church after the tour to discuss the tour findings and review the information on the new windows and garage doors at 9:53 am. The applicant provided two examples of the new metal windows and pictures of the proposed metal garage doors.

There was a general discussion about the windows, garage door replacement and the changes proposed by the applicant since the last meeting.

Commissioner Bales posed a question regarding how the new windows would fit within the existing size of the window openings. Stated he would like more information on the windows relative to their look and size. The Commissioner is concerned about the increase in width of the new windows in the existing window openings and wants to understand if the dome windows in the façade will be emulated with the new window product.

Commissioner Allen requested the applicant research wood garage doors instead of the proposed metal garage doors.

Commissioner Campbell requested the applicant provide color samples for the proposed exterior cladding of the outside of the windows at the next HDC meeting.

A motion was made by Commissioner Burk to adjourn the meeting and Commissioner Clark seconded the Motion. Unanimously approved.

V. ADJOURNMENT (10:28am)

Respectfully Submitted,

Paul Harang, Planner II
Community Development Department

Application: HDC 23-046

141 Chippewa Road

HDC MEETING:	12/13/23
HISTORIC DISTRICT:	Seminole Hills Historic District
PROPERTY OWNER:	Mary L. Klein
SCOPE:	22 Replacement Windows

EXECUTIVE SUMMARY

The applicant, Mary Klien, is requesting to replace 22 windows on the south, east and west elevations. The applicant amended the application to add the replacement of wood windows on the west/ front façade with new wood windows; on the south and east facades, the applicant will be replacing wood windows with vinyl windows. This case was tabled from the November 8th hearing for further commission/ staff research, which was completed.

Based on the Pontiac window replacement guidelines, staff supports the request with conditions.



Exhibit A - Location Map

OVERVIEW/ PROPOSAL

The applicant is proposing to replace 22 windows within the structure. Staff approved the replacement of 4 wood windows with vinyl windows in June of 2023 along the north elevation. A second permit was approved in error but rescinded. This error occurred because an existing permit can be modified by the Building Department but unfortunately, the Planning Department was not notified by the Building Department for review. So presently, this application is seeking approval to replace the remainder of the wood windows on the west and south elevations with

vinyl windows, to match the north elevation, and replace the wood windows along the east façade with new wood double-hung windows to match the original windows on this façade. All proposed windows will have grills grouped in a six-over-six pattern.

The proposed windows are from The Home Depot and will consist of vinyl windows on the non-primary facades and wood windows on the primary facade.

UPDATE (12/7/2023)

This case was initially heard at the November 8, 2023 HDC meeting, but the HDC tabled the item so staff could meet with the applicant about alternatives for the proposed windows. The site visit and discussion with the applicant was completed, along with HDC Chair Rick David. The applicant has modified the submission for wood windows along the front façade of Chippewa Drive.

EXISTING CONDITIONS

141 Chippewa was constructed in 1929. It is a two-story period revival with a gable roof and return cornices. There are shed dormers on each side and a gabled enclosed entry arched door. The siding is wood. The existing windows on the front façade appear to be single-hung, six-over-one, and made of wood. A survey of Seminole Hills conducted in 1987 shows the windows had canopies (Exhibit B). Four windows along the side of the home were replaced with vinyl windows in 2023.

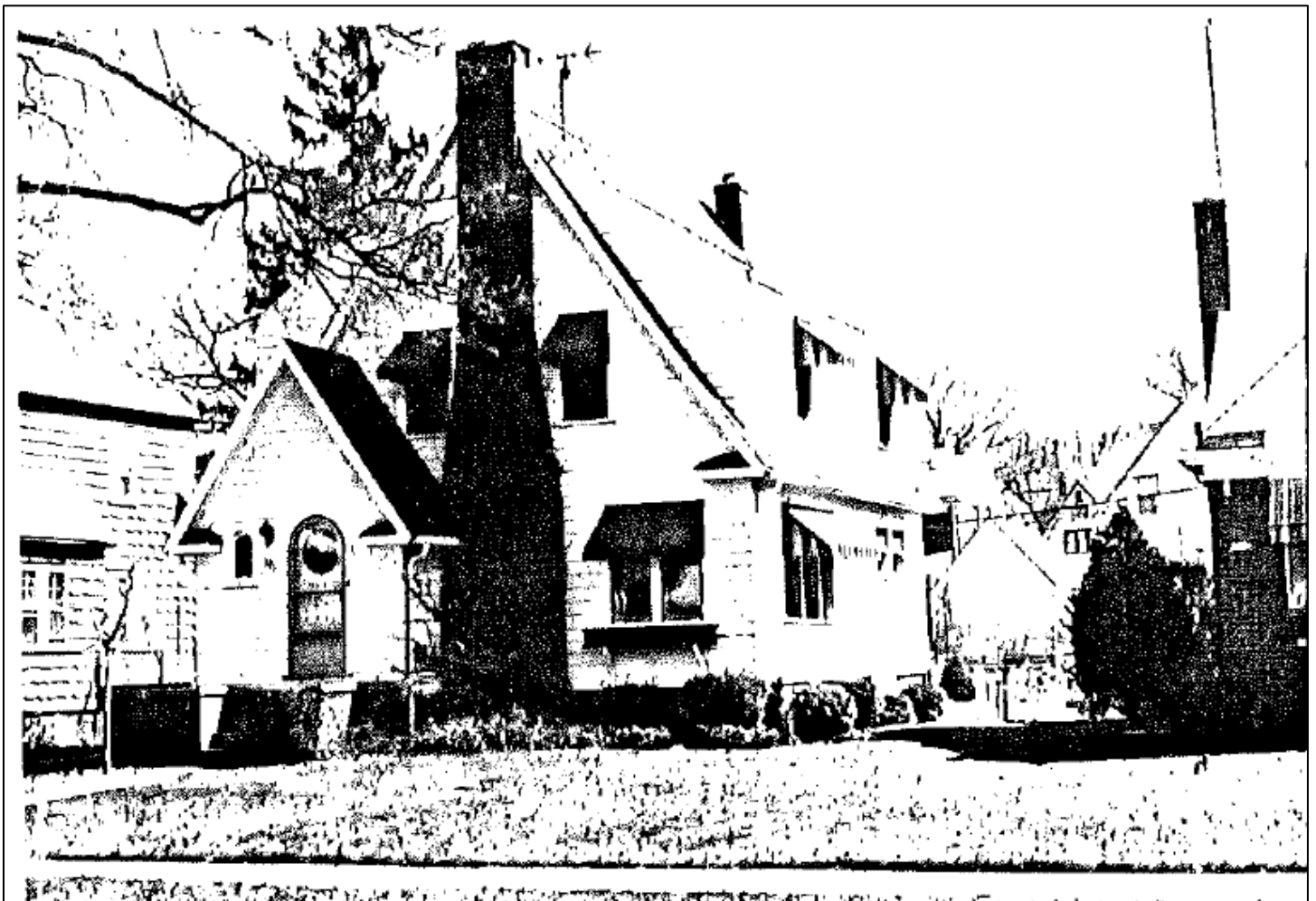


Exhibit B - Photograph From 1987 Survey (Pontiac Survey of Buildings)

STAFF OBSERVATIONS AND RESEARCH

- The Seminole Hills Historic District was established in 1983.
- The subject property is located on Chippewa Rd just south of Menominee Rd.
- The existing windows appear to be historically accurate, except for a few replacement windows installed on the north, east, west, and south elevations.

STANDARDS OF APPROVAL

Secretary of the Interior Standards

The Secretary of the Interior Standards for the treatment of Historic Properties provides 10 standards for the rehabilitation of historic properties. The relevant standard which applies to this request is #2 and #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”.

Pontiac Historic District Guidelines

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)".



Figure C – primary facade

ANALYSIS

This request for new windows would not be consistent with the Secretary of the Interior's standards for rehabilitation which advise against altering the historic materials and features of a property for the fact the new grill design does not match the existing grill design/pattern (wood and vinyl proposed windows) and the vinyl window texture does not mimic the original wood window texture.

The City of Pontiac's guidelines for replacing windows in a historic district state:

“avoid, where possible, the removal or alteration of any historic building materials,” and “where reasonably possible, repair rather than replace deteriorated architectural features.”

“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”.



Exhibit D – rear/ non-primary facade

By these standards, the applicant’s request would not be consistent with the goals and policies of the City of Pontiac’s Historic Districts.

However, based on the Pontiac Historic District Commission Window Replacement Guidelines, the commission may accept replacement windows to a lower design standard on non-primary elevation windows. The applicant is requesting

to replace vinyl windows on the south and east facades which are not primary facades. The applicant has expressed a desire to comply with historic regulations but has cited the high cost of historically accurate windows as prohibitive.

CONCLUSION

Staff can support the new wood window installation on the primary façade if the applicant mimics the existing window grill pattern. Regarding the non-primary facades, the commission can approve the vinyl windows based on the order of desirability for non-primary façade windows.

RECOMMENDATION

Staff recommends approval of the proposal with the following conditions:

1. The primary façade window grill pattern shall mimic the original window grill pattern.
2. Staff recommend approval of the replacement of vinyl windows on the non-primary façades of the dwelling based on the Commission's order of desirability for non-primary façade windows.



Exhibit E – side/ non-primary facade

SAMPLE MOTION

SAMPLE MOTION TO APPROVE:

I move to recommend APPROVAL of the removal of original wood windows on the west and south facades with vinyl windows and on the west façade with new wood windows with the following conditions.

1. The primary façade window grill pattern shall mimic the original window grill pattern.
2. Staff recommend approval of the replacement of vinyl windows on the non-primary façades of the dwelling based on the Commission's order of desirability for non-primary façade windows.

SAMPLE MOTION TO DENY:

I move to DENY the removal of original windows with replacement windows with grills for the following reason(s):

SAMPLE MOTION TO TABLE:

I move to TABLE the removal of original windows with replacement windows with grills for the following reason(s): _____



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: 141 Chipewa

Sidwell Number: _____

Date: 9-29-23

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	Mary L. Klein		
Address	27 Short ST		
City	Pontiac		
State	MI		
ZIP Code	48342		
Telephone	Main:	Cell: 248-785-8455	Fax:
E-Mail			

Property Owner (please print or type)

Name	same		
Address			
City			
State			
ZIP Code			
Telephone	Main:	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.)

☒ Exterior Alterations, ☐ Additions, ☐ New Construction, and/or ☐ Signs require:

- Scale drawings showing, all exterior elevations visible from a public street and to be affected by intended work are required when there are:
 - Any changes in dimensions, material, or detailing.
 - Any new additions or signs to any building.
- Consideration of signs also requires provision of:
 - A sample of proposed style of lettering and colors.
 - A description of frame and installation

☐ Repairs:

- Any repairs using original dimensions, type of material and details would both require a scale drawing; only a written description is needed.

☐ Demolition:

- State reasons for demolition
- State why you believe it is not feasible to put the structure in acceptable condition for reuse.

☐ Moving:

- State reasons for moving
- State proposed location

Description:

Replacing 22 Windows

(Attach additional pages as necessary)

Mary L. Klein

Signature of Owner

Mary L. Klein

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: _____



The Home Depot Special Order Quote

Customer Agreement #: H2729-188515

Printed Date: 6/1/2023

Customer: JAMES MONTGOMERY

Address: 138 S ROSLYN RD
WATERFORD, MI 48328

Phone 1: 248-431-5308

Phone 2:

Phone 3:

Email: TURBOJIMI69@GMAIL.CO
M

Store: 2729

Associate: THOMAS

Address: 9078 Highland Rd
White Lake, MI 48386

Phone: (248)698-4801

Pre-Savings Total: \$1,243.34

Total Savings: (\$0.00)

Pre-Tax Price: \$1,243.34

All prices are subject to change. Customer is responsible for verifying product selections. The Home Depot will not accept returns for the below products.



Catalog Version 135



Go on on
ProV Cable.

Sash Split = Even

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
100-1	Contractor Double Hung Operating, 27.5 x 53.5 Sash Split = Even Exterior = White, Interior = White Deluxe J-Channel, Frame Modification = Both Fin and J- Channel Removed Energy Star Northern, Dual Pane, Lower Glass Style = None, Upper Glass Style = None, ProSolar Sun Low E, Upper = Annealed, Lower = Annealed, Glass Tint = None, 1/8 in - 1/8 out, Argon, 3/4", Supercept Number of Locks = 1, Upgrade to 2 locks? = No, Lock Type = Cam, Cam Position = 0, Number of Air Latches = None, Window Opening Control Device (WOCD) = No, Interior Hardware Finish = White, Maximum Clearance Hardware = No Screen = Full, Fiberglass, Extruded, , 5/8" Flat, Colonial, Grille Color = White, 3W2H Jamb Extensions = No, Jamb Extensions-Finished Size = None, Jamb Extensions-Wood/Color = None, , Drywall Option = No U-Factor = 0.3, SHGC = 0.44, VT = 0.53, STC = 0, Meets Energy Star Zones = Northern AAMA, DP = 50 Room Location = Room 1 Interior Casing = None, Interior Casing Finish = None Delivery Zone = M	\$428.16	\$428.16	2	\$0.00	\$856.32
Unit 100 Total:		\$428.16	\$428.16		\$0.00	\$856.32

Begin Line 100 Description

---- Line 100-1 ----

Contractor Double Hung
Operating, 27.5 x 53.5
Sash Split = Even
Exterior = White, Interior = White
Deluxe J-Channel, Frame Modification = Both Fin
and J-Channel Removed
Energy Star Northern, Dual Pane, Lower Glass
Style = None, Upper Glass Style = None, ProSolar
Sun Low E,

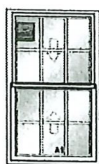
Upper = Annealed, Lower = Annealed, Glass Tint =
None, 1/8 in - 1/8 out, Argon, 3/4", Supercept
Number of Locks = 1, Upgrade to 2 locks? = No,
Lock Type = Cam, Cam Position = 0, Number of Air
Latches = None, Window Opening Control Device
(WOCD) = No, Interior Hardware Finish = White,
Maximum Clearance Hardware = No
Screen = Full, Fiberglass, Extruded, ,
5/8" Flat, Colonial, Grille Color = White, 3W2H
Jamb Extensions = No, Jamb Extensions-Finished
Size = None, Jamb Extensions-Wood/Color =
None, , , Drywall Option = No

U-Factor = 0.3, SHGC = 0.44, VT = 0.53, STC = 0,
Meets Energy Star Zones = Northern
AAMA, DP = 50
Room Location = Room 1
Interior Casing = None, Interior Casing Finish =
None
Delivery Zone = M

End Line 100 Description



Catalog Version 135



Sash Split = Even

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	Contractor Double Hung Operating, 27.5 x 44.5 Sash Split = Even Exterior = White, Interior = White Deluxe J-Channel, Frame Modification = Both Fin and J- Channel Removed Energy Star Northern, Dual Pane, Lower Glass Style = None, Upper Glass Style = None, ProSolar Sun Low E, Upper = Annealed, Lower = Annealed, Glass Tint = None, 1/8 in - 1/8 out, Argon, 3/4", Supercept Number of Locks = 1, Upgrade to 2 locks? = No, Lock Type = Cam, Cam Position = 0, Number of Air Latches = None, Window Opening Control Device (WOCD) = No, Interior Hardware Finish = White, Maximum Clearance Hardware = No Screen = Full, Fiberglass, Extruded, , 5/8" Flat, Colonial, Grille Color = White, 3W2H Jamb Extensions = No, Jamb Extensions-Finished Size = None, Jamb Extensions-Wood/Color = None, , , Drywall Option = No U-Factor = 0.3, SHGC = 0.44, VT = 0.53, STC = 0, Meets Energy Star Zones = Northern AAMA, DP = 50 Room Location = Room 1 Interior Casing = None, Interior Casing Finish = None Delivery Zone = M	\$387.02	\$387.02	1	\$0.00	\$387.02
Unit 200 Total:		\$387.02	\$387.02		\$0.00	\$387.02

Begin Line 200 Description

---- Line 200-1 ----

Contractor Double Hung
Operating, 27.5 x 44.5
Sash Split = Even
Exterior = White, Interior = White
Deluxe J-Channel, Frame Modification = Both Fin
and J-Channel Removed
Energy Star Northern, Dual Pane, Lower Glass
Style = None, Upper Glass Style = None, ProSolar

Upper = Annealed, Lower = Annealed, Glass Tint =
None, 1/8 in - 1/8 out, Argon, 3/4", Supercept
Number of Locks = 1, Upgrade to 2 locks? = No,
Lock Type = Cam, Cam Position = 0, Number of Air
Latches = None, Window Opening Control Device
(WOCD) = No, Interior Hardware Finish = White,
Maximum Clearance Hardware = No
Screen = Full, Fiberglass, Extruded, ,

U-Factor = 0.3, SHGC = 0.44, VT = 0.53, STC = 0,
Meets Energy Star Zones = Northern
AAMA, DP = 50
Room Location = Room 1
Interior Casing = None, Interior Casing Finish =
None
Delivery Zone = M

Application HDC: HDC 23-048

111 Oneida Road

HDC MEETING DATE:	12-13-2023
HISTORIC DISTRICT:	Seminole Hills Historic District
PROPERTY OWNER:	Oakland County, Michigan (Applicant has option on property)
SCOPE:	Replace 361 metal casement windows with 361 new metal (aluminum) casement windows and replace 16 garage door openings with black metal doors.

EXECUTIVE SUMMARY

The applicant, Ronita Coleman, is amending the original request submitted to the Commission on November 8, 2023. The new request is to remove all metal casement windows within the building and replace them with new metal casement windows. Per the Pontiac Historic District Commission window replacement guidelines, this request is consistent with the document's intent.

Staff recommends APPROVAL for replacing all windows within the building (north, south, east, and west facades) with new metal casement windows with grills that mimic the historic windows and installing new metal garage doors at the rear of the building.



Exhibit A - location map

UPDATES

Based on the Historic District Commission meeting on November 8, 2023, the applicant is altering the request to utilize vinyl replacement windows in the structure. At the special commission meeting on December 2, 2023, the applicant requested to amend the original request to install new metal casement windows within the entire building and add new black metal garage doors within all the garage openings within the building.



Exhibit B – Existing Primary Façade – Oneida Road and Algonquin

PROPOSAL

The applicant proposes to remove 361 vertical metal casement windows (north, south, east, and west facades) replace them with 361 metal casement windows and insert new metal garage doors within the row of garage opens at the rear/ west of the building. The proposed window grid pattern will mimic the grid pattern of the existing windows. The applicant is not proposing any masonry replacement or repair at the site.



Exhibit C – Proposed façade with new windows in the primary facade



Exhibit E- Primary façade – Algonquin Road

STANDARDS OF APPROVAL

Secretary of Interior Standards

Per section 74-73 Design standards and guidelines of the City Code, the Commission shall follow the U.S. Secretary of the Interior standards for rehabilitation and guidelines for rehabilitation of historic buildings. And per the city of Pontiac Historic District Commission “Window Replacement Guidelines”.

The Secretary of the Interior Standards for the treatment of Historic Properties provides 10 standards for the rehabilitation of historic properties. The relevant standard for this request is #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 characterized 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.”

Pontiac Historic District guidelines

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)”.



Exhibit F - Proposed new metal casement windows with grills

ANALYSIS

The proposed removal of existing vertical metal casement windows would be a significant alteration to the structure, but the addition of new casement metal windows would be consistent with the Secretary of the Interior's standards for rehabilitation. Based on the information provided to staff, the applicant did provide window and garage door samples that mimic the original look of the building.

The Pontiac Historic District Guidelines support the request to install new metal casement windows within the building based on the fact the new windows will use the same material, match the existing grill configuration, match the color, and match trim details.



Exhibit G - Non-Primary Façade – west elevation (rear elevation). View from Johnson Street.

CONCLUSION

Staff support the removal of the existing metal casement windows and installation of new metal casement windows with grills, and metal garage doors at the rear/ west of the property. The work with this project will aid in the redevelopment of this site and improve the surrounding area while attempting to maintain the historic character and elements of the building.

RECOMMENDATION

Staff recommends the APPROVAL of the request to replace existing metal casement windows within the north, south, east, and west facades with new metal casement windows and grills and the new metal garage doors at the rear/ east of the property.

SAMPLE MOTION

SAMPLE MOTION TO APPROVE:

I move to recommend APPROVAL of the removal of existing metal casement windows with new metal casement windows with grills and the addition of new metal garage doors to the rear of the structure.

SAMPLE MOTION TO DENY:

I move to DENY the removal of existing metal casement windows with new metal casement windows with grills and the addition of new metal garage doors to the rear of the structure for the following reason(s): _____

SAMPLE MOTION TO TABLE:

I move to TABLE the removal of existing metal casement windows with new metal casement windows with grills and the addition of new metal garage doors to the rear of the structure for the following reason(s): _____

HDC23-048



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: 111 Onida StSidwell Number: 64-14-31-231-001Date: 10/16/23

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	Ronita Coleman of Coleman Allen LLC		
Address	607 Shelby St		
City	Detroit		
State	MI		
ZIP Code	48226		
Telephone	Main:	Cell: 586-709-2487	Fax:
E-Mail	rcoleman@ljgoldenrealty.com		

Property Owner (please print or type)

Name	Oakland County		
Address	1200 N. Telegraph, Bldg 12E		
City	Pontiac		
State	MI		
ZIP Code	48341-0479		
Telephone	Main: 248-850-2930	Cell: 248-953-2766	Fax:
E-Mail	robinsonj@oakgov.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 on next page.)

HDC23-048



Application for Historic District Commission

City of Pontiac

Office of Community Development

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City	Detroit		
State	MI		
ZIP Code	48226		
Telephone	Main:	Cell: 586-709-2487	Fax:
E-Mail	rcoleman@ljgoldenrealty.com		

Property Owner (please print or type)

Name	Oakland County		
Address	1200 N. Telegraph, Bldg 12E		
City	Pontiac		
State	MI		
ZIP Code	48341-0477		
Telephone	Main: 248-858-2930	Cell: 248-753-2766	Fax:
E-Mail	robinsonj@oakgov.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 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 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.

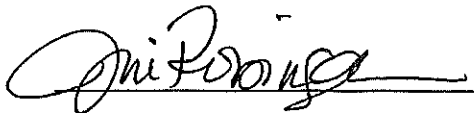
☐ Moving:

- State reasons for moving
- State proposed location

Description:

Propose window replacement w/ double paned high end black vs. existing single metal pane windows. The current window pattern will be mimicked on proposed windows. Current windows are metal single pane which are 3-4xs the cost of proposed windows and are very low in energy efficiency (5.80 U Value vs 0.270 Value)

(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: _____

17, 19

GQf20.f

From
 Clarkston Window & Door
 151 Cesar E. Chavez Ave.
 Pontiac, MI 48342
 248-338-6781

Customer
 Munkers 111 Oneida St

Ref # 919179
 PO #
 Date 3/22/2023
 Ord Type C40

Line	Mdl	Qty	Description	Color	Width	Height	Unit Cost	Net	Wty
------	-----	-----	-------------	-------	-------	--------	-----------	-----	-----

ALL WINDOWS, WIDTH x HEIGHT, ARE VIEWED FROM THE OUTSIDE

UNLESS OTHERWISE STATED, INTERIOR COLOR IS WHITE

ALL PRODUCT MUST BE INSTALLED PER NORTH STAR'S INSTRUCTIONS VISIT:
<https://www.northstarwindows.com/installation-instructions/>

X

ALL QUOTES VALID FOR 30 DAYS. Permits, if required, are not included.

Price includes all promotional, advertised and expressed discounts.

All orders not picked up in 30-days are subject to a 30% stocking fee. After 90-days product not picked up will become the property of Clarkston Window & Door. ALL SALES FINAL, NO RETURNS. DEPOSITS NOT REFUNDABLE.

Terms of sale 50% deposit / balance due upon the majority available for shipment.

18% apr Calculated per month on all unpaid invoices.

Product is ESTIMATED to arrive at Clarkston Window & Door on _____

This date is not a guaranteed date

GQf20.f

From
Clarkston Window & Door
151 Cesar E. Chavez Ave.
Pontiac, MI 48342

248-338-6781

Customer
Munkers 111 Oneida St

Ref # 919179
PO #
Date 3/22/2023
Ord Type C40

Line	Mdl	Qty	Description	Color	Width	Height	Unit Cost	Net	Wty
			LoE 366				10.16	111.76	
			3 X 5 Square Grid	Black			59.85	658.35	
			Right Hinge (From Outside)						
			Encore Folding Handle	White			19.33	212.63	
			Argon	Yes			10.16	111.76	
			EZ-Casement Screen	White					
ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39							Line Item Total	525.10	5,776.10
							Pattern Total	1,583.34	17,416.74
13	1171	4	Casement	Black	36 Even	41 Even	425.60	1,702.40	
			R.O. : 37 Even x 42 Even						
			Tempered LoE 366/Frosted (.520 Air)				218.79	875.16	
			4 X 4 Square Grid	Black			63.84	255.36	
			Left Hinge (From Outside)						
			Encore Folding Handle	White			19.33	77.32	
			Argon	Yes			10.16	40.64	
			EZ-Casement Screen	White					
			FRONT						
			Total Jamb Depth = 3.25						
ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39							Line Item Total	737.72	2,950.88
14	1028	3	Extended Arch	Black	24 Even	54 Even	592.91	1,778.73	
			LoE 366 (.625 Air)				8.32	24.96	
			Square Grid - Shape	Black			43.79	131.37	
			# Of Squares?=6						
			Argon	Yes			8.32	24.96	
			ATTIC						
			Total Jamb Depth = 3.25						
ER: 21 Energy Star Qualified for Zone N,NC,S,SC U: 0.25 SHGC: 0.22 VT: 0.52							Line Item Total	653.34	1,960.02
15	1171	54	Casement	Black	20 Even	63 Even	364.07	19,659.78	
			R.O. : 21 Even x 64 Even						
			LoE 366				8.32	449.28	
			2 X 6 Square Grid	Black			47.88	2,585.52	
			Left Hinge (From Outside)						
			Encore Folding Handle	White			19.33	1,043.82	
			Argon	Yes			8.32	449.28	
			EZ-Casement Screen	White					
			NEXT TO DOORS LEFT						
			Total Jamb Depth = 3.25						
ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39							Line Item Total	447.92	24,187.68
16	1171	15	Casement	Black	19 Even	49 Even	364.07	5,461.05	

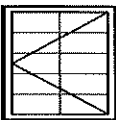
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From
Clarkston Window & Door
151 Cesar E. Chavez Ave.
Pontiac, MI 48342

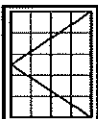
248-338-6781

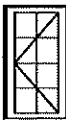
Customer
Munkers 111 Oneida St

Ref # 919179
PO #
Date 3/22/2023
Ord Type C40

Line	Mdl	Qty	Description	Color	Width	Height	Unit Cost	Net	Wty
			LoE 366				12.01	48.04	
			2 X 5 Square Grid	Black			39.90	159.60	
			Left Hinge (From Outside)						
			Encore Folding Handle	White			19.33	77.32	
			Argon	Yes			12.01	48.04	
			EZ-Casement Screen	White					
			RIGHT						
			Total Jamb Depth = 3.25						
			ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39	Line Item Total			552.11	2,208.44	

8	1171	138	Casement	Black	18 Even	63 Even	364.07	50,241.66	
			R.O. : 19 Even x 64 Even						
			LoE 366				7.39	1,019.82	
			Muskoka - 2 X 2 Square Grid	Black			23.88	3,295.44	
			Top o Frm to Bot Bar=12						
			Left Hinge (From Outside)						
			Encore Folding Handle	White			19.33	2,667.54	
			Argon	Yes			7.39	1,019.82	
EZ-Casement Screen	White								
			FRONT						
			Total Jamb Depth = 3.25						
			ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39	Line Item Total			422.06	58,244.28	

9	1171	15	Casement	Black	36 Even	63 Even	577.07	8,656.05	
			R.O. : 37 Even x 64 Even						
			LoE 366				14.78	221.70	
			4 X 5 Square Grid	Black			79.80	1,197.00	
			Left Hinge (From Outside)						
			Encore Folding Handle	White			19.33	289.95	
			Argon	Yes			14.78	221.70	
			EZ-Casement Screen	White					
			FRONT						
			Total Jamb Depth = 3.25						
			ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39	Line Item Total			705.76	10,586.40	

10	1171	17	Casement	Black	19 Even	49 Even	364.07	6,189.19	
			R.O. : 20 Even x 50 Even						
			Tempered LoE 366/Frosted (.520 Air)				139.23	2,366.91	
			2 X 4 Square Grid	Black			31.92	542.64	
			Left Hinge (From Outside)						
			Encore Folding Handle	White			19.33	328.61	
			Argon	Yes			6.47	109.99	
			EZ-Casement Screen	White					
			FRONT						
			Total Jamb Depth = 3.25						
			ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39	Line Item Total			561.02	9,537.34	

GQf20.f

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Pontiac, MI 48342

248-338-6781

Customer
Munkers 111 Oneida St

Ref # 919179
PO #
Date 3/22/2023
Ord Type C40

Line	Mdl	Qty	Description	Color	Width	Height	Unit Cost	Net	Wty
ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39							Line Item Total	525.10	4,200.80
3	1072		Picture (With Sash)	Black	24 9/16	63 Even	294.90	2,359.20	
			LoE 366				10.16	81.28	
			3 X 5 Square Grid	Black			59.85	478.80	
			Argon	Yes			10.16	81.28	
ER: 20 Energy Star Qualified for Zone N,NC,S,SC U: 0.25 SHGC: 0.2 VT: 0.45							Line Item Total	375.07	3,000.56
3	1171		Casement	Black	24 9/16	63 Even	425.60	3,404.80	
			LoE 366				10.16	81.28	
			3 X 5 Square Grid	Black			59.85	478.80	
			Right Hinge (From Outside)						
			Encore Folding Handle	White			19.33	154.64	
			Argon	Yes			10.16	81.28	
			EZ-Casement Screen	White					
ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39							Line Item Total	525.10	4,200.80
							Pattern Total	1,583.34	12,666.72
4	1171	13	Casement	Black	36 Even	63 Even	577.07	7,501.91	
			R.O. : 37 Even x 64 Even						
			LoE 366				14.78	192.14	
			4 X 5 Square Grid	Black			79.80	1,037.40	
			Left Hinge (From Outside)						
			Encore Folding Handle	White			19.33	251.29	
			Argon	Yes			14.78	192.14	
			EZ-Casement Screen	White					
			RIGHT						
			Total Jamb Depth = 3.25						
ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39							Line Item Total	705.76	9,174.88
5	1171	23	Casement	Black	19 Even	49 Even	364.07	8,373.61	
			R.O. : 20 Even x 50 Even						
			Tempered LoE 366/Frosted (.520 Air)				139.23	3,202.29	
			2 X 4 Square Grid	Black			31.92	734.16	
			Left Hinge (From Outside)						
			Encore Folding Handle	White			19.33	444.59	
			Argon	Yes			6.47	148.81	
			EZ-Casement Screen	White					
			RIGHT						
			Total Jamb Depth = 3.25						
ER: 17 Energy Star Qualified for Zone N,NC,S,SC U: 0.26 SHGC: 0.17 VT: 0.39							Line Item Total	561.02	12,903.46

Narrative

- 111 Oneida, a historically designated multifamily apartment building in Pontiac was tax foreclosed in 2014. The Spanish inspired Casa Del Rey was built in 1929 and was the largest apartment building in Pontiac at the time. This building is special. There is a beautiful main entryway with tilework and arched walls, making you feel like you have stepped into another time. Some of the larger units have tiled fireplaces and walkout porches; there are elaborate details throughout the building that will never be recreated in new multifamily construction. Many renovations positively impact neighborhoods, but when you have a historic building of this size, you can imagine how it can change blocks in every direction.
- The building has been vacant since 2006 and purchased by Oakland County in 2014
- Since 2014, there have been multiple attempts and interest from developers to renovate this amazing structure but have fallen short due to financial gaps.
- Allowing the window replacement will assist in the following items:
 - Financial support of this project
 - Overall Building Energy Efficiency
 - Low unit cost for future tenants
 - Limited supplier pool for existing replacements (\$\$\$)
- The supplier for the proposed windows is a local Pontiac company, in Clarkston Window & Door, located at 151 Cesar E Chavez Ave., Pontiac, MI 48342
 - Supplier has been a quality custom windows and doors since 1989 for commercial customers in Oakland county









Application: HDC 23-055

225 Chippewa Road

HDC MEETING DATE:	12-13-2023
HISTORIC DISTRICT:	Seminole Hills
PROPERTY OWNER:	Michael Wilhelm
SCOPE:	Remove cedar siding on the rear dormer install simulated vinyl siding and add new aluminum trim to the dormer

EXECUTIVE SUMMARY

The applicant, Michael Wilhelm, requests the removal of wood shingles from the rear dormer area of the house, replacing them with vinyl faux cedar siding, and installing aluminum trim to the front rake edges/ fascia.

Per the Secretary of the Interior and Pontiac Historic District Commission guidelines, this request is not consistent with either body. Therefore, staff recommends DENIAL of this request.

OVERVIEW

The applicant requests a certificate of appropriateness to remove existing wood shingles from the rear dormer (east elevation) of the dwelling replace the wood shingles with a simulated faux cedar shingle impression on vinyl material and install new aluminum trim to the dormer. The new vinyl siding and trim will be painted "Musket Brown".



[Exhibit A - Location Map](#)

EXISTING CONDITIONS

225 Chippewa Road was constructed in 1929. This period revival dwelling is characterized as, a 1-1/2 story brick structure with a cross gable roof, gable enclosed entry with an arched door, and half-timbered stucco and gable end at each side.



Exhibit B – front façade & rear façade with dormer

STAFF OBSERVATIONS AND RESEARCH

- The Seminole Hills Historic District was established in 1983.
- The subject property is located at the southeast intersection of Chippewa Road and Manitou Road.
- Deterioration of portions of the wood shingles is observable from the rear of the structure.
- City records show in 2023 a permit approval was provided to re-shingle the roof with hunter-green GAF brand asphalt shingles.

STANDARDS OF APPROVAL

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 standard which applies to this request is #6.

#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".

City of Pontiac Historic District Commission guidelines

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



Exhibit C – sample of the vinyl faux siding

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 existing wood shingle cladding establishment of vinyl-simulated shingle siding and installation of aluminum trim to the front rake/ fascia edges is not consistent with the Secretary of the Interior’s standards.

Based on the Secretary of the Interior’s standard #6

“the historic features shall be repaired or replaced with materials that match the design, color, texture and other visual qualities for the feature being removed”. The applicant has indicated that the existing wood shingles are deteriorated and require replacement.

Per Pontiac Historic District Commission siding replacement guidelines, the “installation of new vinyl or aluminum siding over original historic fabric (e.g., clapboard, cedar shakes, or other materials) is strictly prohibited. Additionally, the guidelines indicate:

For the Historic District Commission to approve new siding, the applicant must provide evidence that:

1. The siding cannot be repaired.

2. The historic siding has already been removed from the structure and is not still underneath the newer material.

SIDING TREATMENT REQUIREMENTS

The Historic District Commission will authorize the approval of siding work under the following conditions, in order of desirability:

- 1) Repair/Uncovering of existing siding/shakes
- 2) Replacement of original historic materials with materials that match
 - a. Use of the same materials
 - b. Matching existing configuration – for example, clapboard on the first floor and cedar shakes on 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

CONCLUSION

Staff does not support removing the original wood cedar shingle material to be replaced by vinyl simulated siding (faux cedar shingles) or installing aluminum cladding to the dormer. Based on the Secretary of the Interior standards for rehabilitation and Pontiac Historic District Commission guidelines.

RECOMMENDATION

Staff recommends DENIAL of the request to install vinyl simulated siding and aluminum cladding to rack/facia edge boards.

The HDC may work with the applicant to consider alternatives to the applicant's request that align with the guidelines and regulations that the HDC follows.

SAMPLE MOTIONS

SAMPLE MOTION TO APPROVE:

I move to recommend APPROVAL of the removal of existing cedar shingle siding at the rear dormer and installation of vinyl faux cedar shingles on the dormer with aluminum cladding to the trim.

SAMPLE MOTION TO DENY:

I move to DENY of the removal of existing cedar shingle siding at the rear dormer and installation of vinyl faux cedar shingles on the dormer with aluminum cladding to the trim and front rake edges and rear fascia for the following reason(s): _____

SAMPLE MOTION TO TABLE:

I move to TABLE the removal of existing cedar shingle siding at the rear dormer and installation of vinyl faux cedar shingles on the dormer with aluminum cladding to the trim and front rake edges and rear fascia. for the following reason(s): _____

11/2-2011
\$200
+ sample



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 Land Use and Strategic Planning

47450 Woodward Ave, Pontiac, MI 48342

T: 248.758.2800

F: 248.758.2827

Property/Project Address: 225 CHIPPEWA

Sidwell Number: 1431252002

Date: 11/2/23

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	MICHAEL WILHELM		
Address	225 CHIPPEWA		
City	PONTIAC		
State	MI.		
ZIP Code	48341		
Telephone	Main:	Cell: 248.804.0392	Fax:
E-Mail	hamilton 431 @ hotmail. com		

Property Owner (please print or type)

Name	Michael Wilhelm		
Address	225 CHIPPEWA		
City	PONTIAC		
State	MI.		
ZIP Code	48341		
Telephone	Main:	Cell: 248.804.0392	Fax:
E-Mail	HAMILTON 431 @ HOTMAIL. 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:

WOOD
REMOVE & REPLACE EXISTING CEDAR SHAKE SHINGLES
LOCATED ON EXTERIOR DORMER ON THE EAST SIDE
OF THE HOUSE. (REAR OF HOUSE).

(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: _____

Farmington/Troy 248-377-8978

Canton/Livonia 734-272-0947

Warren/Shelby 586-649-2548



Howell / Brighton / Lansing 517-679-0630

Grand Blanc / Lapeer 810-835-4025

Fax/248-322-2760

248-322-1000

275 S. Telegraph Road / Pontiac, MI 48341

roofone.com

info@roofone.com

Lic & Ins/Lic#262000486

EST. # 231397-TO

NAME MICHAEL WILHELM	HOME PHONE	DATE October 03, 2023
STREET 225 CHIPPEWA	CELL PHONE 248-804-0392	
CITY, STATE, ZIP CODE PONTIAC, MI, 48341	JOB DESCRIPTION TEAR-OFF / HOUSE W/ OPTIONAL DET GARAGE	
CROSS ROADS VOORHEIS AND ORCHARD LK	INSTALLATION ADDRESS IF DIFFERENT	

ROOF-ONE, L.L.C., AS THE CONTRACTOR, AND THE ABOVE NAMED OWNER, ENTERS INTO THIS AGREEMENT FOR CERTAIN ROOFING WORK TO BE PERFORMED ON THE JOB SITE IDENTIFIED ABOVE. THE PARTIES AGREE THAT:

- SCOPE OF WORK TO BE INCLUDED: House with garage option
- REMOVE EXISTING 1 LAYER(S) OF ASPHALT SHINGLES. DUE CARE AND CAUTION WILL BE USED IN AN EFFORT TO PROTECT SIDING, LANDSCAPING, DECKS, ETC.
(IF ADDITIONAL LAYERS ARE FOUND, THERE WILL BE AN ADDITIONAL CHARGE OF \$30.00 PER SQUARE PER LAYER ON ROOFS WITH A PITCH OF 7/12 OR LESS AND AN ADDITIONAL CHARGE OF \$40.00 PER SQUARE PER LAYER ON ROOFS OVER 7/12 PITCH.)
- THE CONTRACTOR SHALL PERFORM AN EXCELLENT CLEAN-UP AND HAUL AWAY ALL JOB OF ALL RELATED EXTERIOR DEBRIS. (JOB SITE WILL BE CLEANED UP DAILY).
- ROOF DECK PREPARATION: ALL WOOD REPLACEMENT WILL BE AN ADDITIONAL CHARGE. THIS IS NOT INCLUDED UNLESS SPECIFICALLY NOTED IN CONTRACT.
 - REPLACE ANY BAD WOOD
 - REFASTEN LOOSE WOOD
- WOOD IS REPLACED AT AN ADDITIONAL CHARGE OF \$4.00 PER LN.FT. OF 1"X 6" ROOF BOARDS OR ~~PER SHEET~~ ^{\$75.00} PER SHEET OF 1/2" CDX PLYWOOD OR 7/16" OSB, (SOLD IN FULL SHEETS ONLY AND REPLACED AT CONTRACTORS DISCRETION) FOR NORMAL INSTALLATION
- INSTALL 6 FEET OF ICE AND WATER SHIELD ON ALL EAVES EDGES included
- INSTALL 3 FEET OF ICE AND WATER IN VALLEYS, CHIMNEYS, AND AROUND SKYLIGHTS
- INSTALL 1-1/2" LIP ALUMINUM DRIP EDGE ON EAVES AND RAKES (Color) Brown INITIAL MW ¹⁰ 3/23
- APPLY UNDERLAYMENT OVER ROOF SURFACE TO REDUCE THE EFFECT OF WIND DRIVEN RAIN.
- APRON FLASHING (Color) Black INITIAL MW
- SYNTHETIC UNDERLAYMENT included
- VALLEYS ARE TO BE ONE CUT CLOSED VALLEYS, CONSTRUCTED OF A 36" ICE AND WATER ROOFING UNDERLAYMENT FOR ADDED STRENGTH AND PROTECTION

Canton/Livonia 734-272-0947

Warren/Shelby 586-649-2548



248-322-1000

275 S. Telegraph Road / Pontiac, MI 48341
roofone.com

Howell / Brighton/Lansing 517-679-0630

Grand Blanc/Lapeer 810-835-4025

Fax/248-322-2760

info@roofone.com

Lic & Ins/Lic#262000486

NAME MICHAEL WILHELM		HOME PHONE	EST. # 231397-TO
STREET 225 CHIPPEWA		CELL PHONE 248-804-0392	DATE October 03, 2023
CITY, STATE, ZIP CODE PONTIAC, MI, 48341		JOB DESCRIPTION TEAR-OFF / HOUSE W/ OPTIONAL DET GARAGE	
CROSS ROADS VOORHEIS AND ORCHARD LK		INSTALLATION ADDRESS IF DIFFERENT	

THE OWNER SELECTS THE FOLLOWING SHINGLES:

INITIAL MW ^{10/12}

BRAND: GAF STYLE: Timberline HDZ COLOR: Hunter green

SHINGLES ARE TO BE OF TOP QUALITY, (THAT IS, NO SECONDS OR OLD STOCK)

- STANDARD LIFETIME FIBERGLASS ARCHITECTURAL SHINGLES
(GAF TIMBERLINE NS, OWENS CORNING OAKRIDGE & CERTAINTED LANDMARK) \$
- PREMIUM LIFETIME FIBERGLASS ARCHITECTURAL SHINGLES
(OWENS CORNING TRU-DEF DURATION, GAF TIMBERLINE HDZ, LANDMARK PRO & ATLAS PINNACLE) \$ included
- SBS POLYMER MODIFIED IMPACT RESISTANT SHINGLES
(OWENS CORNING TRU-DEF DURATION FLEX, GAF TIMBERLINE ARMOR SHIELD & ATLAS STORM MASTER) \$

- SHINGLES ARE INSTALLED TO MANUFACTURES SPECIFICATIONS INCLUDING STARTER COURSE SHINGLES
- SHINGLES ARE FASTENED BY GALVANIZED ROOFING NAILS ACCORDING TO MANUFACTURES SPECIFICATIONS
- INSTALL NEW ALUMINUM STEP FLASHING AT ALL WALLS AND CHIMNEYS AS REQUIRED
- NEW ALUMINUM COUNTERFLASHINGS WILL BE INSTALLED AND SEALED ON MASONRY CHIMNEY
dark brown (Color) BRK. BROWN INITIAL MW ^{10/12}
Musket
- REMOVE EXISTING SOIL STACK FLASHING AND REPLACE WITH NEW SELF-SEALING NEOPRENE FLASHING
- EAVE VENTILATION smart vent ADDITIONAL CHARGE \$ included
- INSTALL A TOTAL OF ATTIC VENTS FOR ROOF TOP VENTILATION
(VENTILATION WILL REDUCE HEAT BUILD-UP AND HELP REMOVE EXCESS MOISTURE)
- INSTALL SHINGLE OVER STYLE RIDGE VENT GAF ADDITIONAL CHG. \$ included
- INSTALL HIP AND RIDGE CAP SHINGLES ON ALL HIPS AND RIDGES

Amgton/Troy 248-377-8978

Canton/Livonia 734-272-0947

Warren/Shelby 586-649-2548



Howell / Brighton/Lansing 517-679-0630

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EST. # 231397-TO

NAME MICHAEL WILHELM	HOME PHONE	DATE October 03, 2023
STREET 225 CHIPPEWA	CELL PHONE 248-804-0392	
CITY, STATE, ZIP CODE PONTIAC, MI, 48341	JOB DESCRIPTION TEAR-OFF / HOUSE W/ OPTIONAL DET GARAGE	
CROSS ROADS VOORHEIS AND ORCHARD LK	INSTALLATION ADDRESS IF DIFFERENT	

OPTIONS

- DETACHED GARAGE (while HOUSE ROOFING IS BEING INSTALLED) \$ ~~4,800.00~~
- GUTTERS: 5" SEAMLESS ALUMINUM (INCLUDING DOWNSPOUTS & HIDDEN HANGERS)
(2 YEAR LABOR & MATERIAL WARRANTY ON GUTTERS) (Color) _____ INITIAL _____ \$ _____
- GUTTER LEAF PROTECTION SYSTEM \$ _____
- ROOF TOP BATHROOM EXHAUST VENTS AT \$ 75.00 EACH \$ _____
- INSULATED BATHROOM EXHAUST VENT TUBES AT \$ 50.00 EACH \$ _____
- INSULATE ATTIC SPACE TO R-49 USING BLOWN-IN INSULATION \$ _____
- BAFFLES INSTALLED WITHOUT INSULATION AT \$3.00 EACH \$ _____
- FACIA IS REPLACED AT \$6.00 PER LINEAR FOOT
(IF THERE ARE NO EXISTING GUTTERS) \$ _____
- ~~OTHER: Install Aluminum trim to front rake edges~~ *Brown* \$ ~~650.00~~
(ROOF ONE IS NOT RESPONSIBLE FOR INTERIOR DAMAGE) *Remove cedar siding on rear dormer + Rear fascia*
- OTHER: *Install cedar impression siding + new trim* \$ ~~3,000.00~~
cut front rake edge up off roof & install
- OTHER: *2 ply low slope roofing to front "pit" area* \$ ~~included~~
- 10 YEAR WARRANTY ON LABOR FROM ROOF ONE LLC
(30 YEAR PLUS ARCHITECTURAL SHINGLES) STANDARD
- SHINGLES WARRANTIED BY THE MANUFACTURERS
(ASK SALESPERSON FOR DETAILS)
- EXTENDED WARRANTY EXTENDS YOUR UP FRONT PROTECTION ON
LABOR AND MATERIALS DIRECT FROM THE MANUFACTURER
(GAF, OWENS CORNING & CERTAINTED PRODUCTS ONLY) \$ _____

TOTAL OPTIONS

*OPTIONS ARE AT THE ADDITIONAL COST INDICATED

\$ _____

Canton/Livonia 734-272-0947

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CITY, STATE, ZIP CODE PONTIAC, MI, 48341	JOB DESCRIPTION TEAR-OFF / HOUSE W/ OPTIONAL DET GARAGE	
CROSS ROADS VOORHEIS AND ORCHARD LK	INSTALLATION ADDRESS IF DIFFERENT	

ROOF PRICE

\$ 11,425

OTHER Coupon

\$ included

SUB TOTAL

\$ 11,425⁰⁰

OPTIONS

(SEE PG. 2 & 3)

\$ 650⁰⁰
3,000⁰⁰

TOTAL

\$ 15,075⁰⁰

FINANCING OPTIONS OFFERED BY THIRD PARTY ONLY.

NO financing is offered directly with Roof One, LLC.

___ MONTH \$ ___ @ ___ %

___ MONTH \$ ___ @ ___ %

___ MONTH \$ ___ @ ___ %

ANY CONTRACT CHANGE REQUEST MUST BE MADE BY EMAIL TO INFO@ROOFONE.COM & APPROVED BY ROOF ONE MANAGEMENT!

- ALL PRICES ARE VALID FOR 30 DAYS
- **FINANCING OPTIONS:** FINANCING UPON APPROVAL ONLY
- PERMIT FEES ARE NOT INCLUDED IN THIS PRICE (IF REQUIRED)
- PAYMENTS ARE APPROXIMATE FOR FINANCING OPTIONS AND WILL BE DETERMINED UPON COMPLETION BY THE FINANCE COMPANY SELECTED

PAYMENT TERMS: BALANCE DUE IMMEDIATELY UPON COMPLETION -- NO EXCEPTIONS INITIAL

The owner(s), jointly and severally, represents to the Contractor that they have the present financial ability to immediately pay the Balance Due under this contract at the Time of Completion and that Owner(s) recognizes and intends the Contractor to rely on Owner(s) representation of this fact before performing the work as set forth in this Contract. The owner(s) agrees that the balance due pursuant to the "payment arrangements" above shall be paid immediately upon completion of the roof work. If the monies due are paid more than 10 days after the date of completion, there shall be a \$50.00 administrative charge and there shall be an additional \$50.00 administrative charge every month thereafter until payment in full is received. The Owner shall be responsible to pay to the Contractor all expenses, including actual attorney fees incurred by the Contractor in attempting to collect the amounts due. There shall also be a 1 1/2% per month interest charge on the unpaid balance or the maximum allowed by law, whichever is greater. Warranties are null and void if payment is not received in full and timely. The Owner is responsible for removing and protecting items on the interior of the structure(s) and surrounding the structure(s). Roof-One LLC, its' material suppliers, dumpster and trailer suppliers are not responsible for damage to driveways. Due care and caution will be used when removing and/or working around accessories such as solar panels, skylights, antennas, railings, cupolas, etc. However, we cannot be responsible for reception of any satellite dish upon returning to the completed roof. The Contractor will not be responsible for gaps at siding due to removal of existing shingles. We will not be responsible for any nail pops that may result in the ceilings or walls from any work done to the roof. Roof-One, L.L.C. will not be responsible for any unevenness of walls, rafters, or roof boards on any existing structure. Any and all work performed by the Contractor in addition to that listed in this Agreement shall be done for an additional charge. The Contractor accepts no responsibility for the color, shading or color selection of shingles. The Contractor shall not be liable for delays caused by strikes, weather conditions, delays in obtaining material, or causes beyond its control. Roof One, LLC is not a mold remediation company and does not do any mold remediation. The parties agree that there are no other agreements, verbal or written, and that all their Understandings and expectations are written in this Agreement. They also agree that this contract will not be modified, except in writing. The parties acknowledge that they have read this Agreement thoroughly, and they understand it and sign it voluntarily. As evidence of their agreement, the parties have signed this Agreement on the date set forth below. Contract is not valid until approved by management.

Buyers right to cancel: If this agreement was solicited at a residence and you do not want the goods or services, you, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction.

Accepted by Contractor, Roof-One L.L.C.

Date

10-12-23

Home Owner

Date

10/12/23

Alternate Contact #:

Email Address



APPLICATION HDC: HDC 23-044

46 N. Saginaw Street

HDC MEETING: 12/13/23

APPLICANT: Loren Guzek

HISTORIC DISTRICT: Pontiac Commercial Historic District

PROPERTY OWNER: 46 N SAG HCP, LLC

SCOPE: Cutting windows along the south façade and alterations to the west façade

UPDATE

This request was scheduled for the October 8, 2023, meeting. The applicant was unable to attend the meeting, therefore, the HDC tabled the item for the December meeting.

PROPOSAL

The applicant is proposing several upgrades to the façade of the structure. The side of the structure that faces south and overlooks the adjacent alleyway will have 22 windows, 16 of which appear to be new. Currently, there are no windows on the second or third floor south façade. The applicant is requesting eight (8) new windows on each of these floors. The proposed windows vary in size but the majority appear to be 11' by 12'. These windows will extend from the floor to close to the ceiling and will have welded and painted bar stock steel with glass guardrails. Each window will have a steel lintel. There are also significant changes proposed for the front façade facing Woodward.

The applicant is proposing to keep the three historic pilasters and repair the cornice, but the rest is proposed to change.

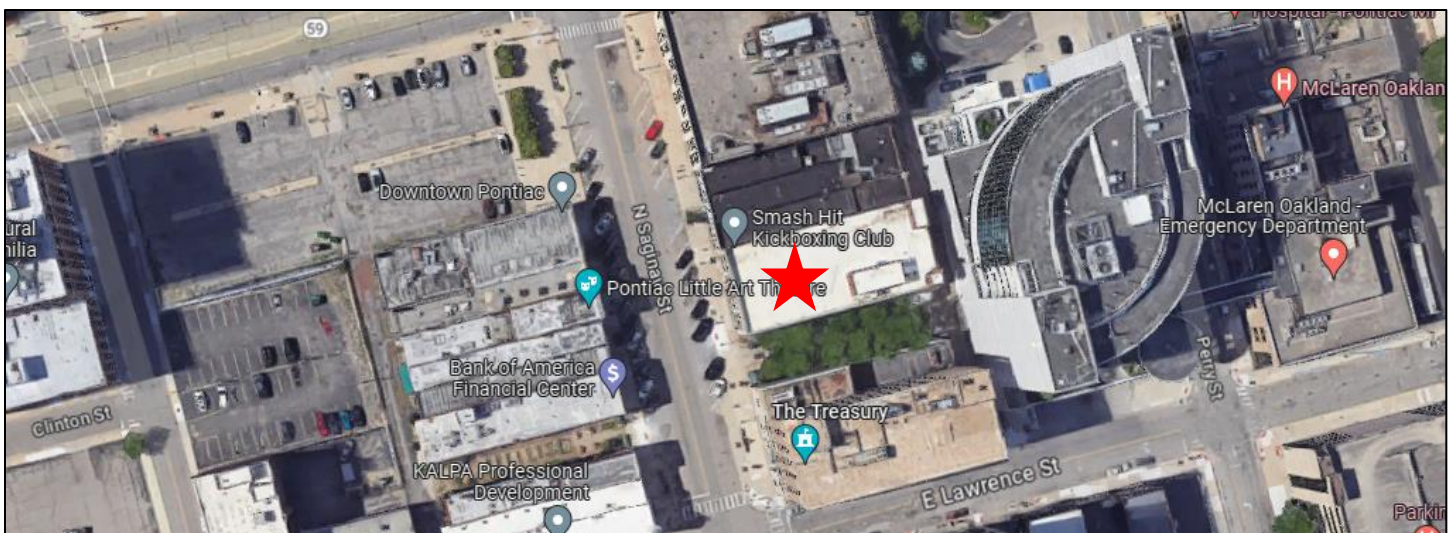


Figure 1: Location

Currently, there are eight windows on the second and third floor each, the applicant is proposing to replace these with four large windows that extend across the second and third floors. The first-floor façade is proposed to be significantly reworked. Rather than the existing brickwork which appears to date back only to the 1980s, the applicant is proposing metal fascia panels and new windows. The proposed changes will significantly alter the appearance of the structure but will be closer aligned to its historic appearance than the 1980s renovations which have defined the appearance of the structure for the last 40 years. Figure 2 highlights the changing appearance of the façade.



Figure2

EXISTING CONDITIONS

46 N Saginaw was constructed in 1920. It is a three-story commercial structure with a classical influence style. The front façade has three columns and cut stone which provide indications of what the original structure once looked like, however, there has been extensive work done on the building during its lifetime and very little of the existing façade is historic. According to the 1983 Pontiac Commercial Historic District designation report this structure is listed as a “noncontributing” structure. This means the historic features of the structure have been so distorted that very little remains worth preserving. At some point in the 1980s, the second and third floor of the front façade was completely covered in a reflective glass surface. This glass surface was removed in 2020. It is unclear when the first-floor façade was altered from its original appearance but it was most likely done in the early 1980s. The property fronts on Saginaw St. and the south façade overlooks an alleyway.

STAFF OBSERVATIONS AND RESEARCH

- The Pontiac Commercial Hills Historic District was established in 1983.
- The subject property is located in a prominent location along N Saginaw just north of E Lawrence St.
- Deterioration of the cut stone and brickwork is apparent from a site visit, the applicant’s proposed project will restore some of these historic features while other features will be removed.
- City records show in 2019 a request was made to remove the glass panels and “Restore the façade to its original condition.” The Historic District Commission approved this request. In 2021 the Historic District Commission approved a new glass door and “window repair only.”

STANDARDS OF APPROVAL

Per section 74-73 design review standards and guidelines of the City Code, the Commission shall follow the U.S. Secretary of the Interior standards for rehabilitation and guidelines for rehabilitation of historic buildings.

The Secretary of the Interior Standards for the treatment of Historic Properties provides 10 standards for the rehabilitation for historic properties. The relevant standard which applies to this request is #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.”



Figure 2: Rendering of Proposed Changes

ANALYSIS

This request for alteration would fall under the Secretary of the Interior’s standards for rehabilitation.

The existing structure is a noncontributing resource with very little of its historic integrity remaining. The applicant is proposing to incorporate those surviving historic elements into the redesign of the structure while still adjusting its features to make the structure marketable as a multifamily residential structure. The cutting of several new windows along the south façade as well as the increase in window size along the front façade represent the most significant visual changes from the structure as it currently exists.

STAFF RECOMMENDATION

Per section 74-73 Design review standards and guidelines of City Code, the Commission shall follow the U.S. Secretary of the Interior standards for rehabilitation and guidelines for rehabilitation of historic buildings.

Staff recommends APPROVAL without conditions of the requested alterations to the structure at 46 N Saginaw as presented by the applicant.

MOTIONS

I make the motion to APPROVE case HDC 23-44 to cut window openings into the wall along the south façade, add new windows along Saginaw, and alterations to the façade as presented.

I make a motion to DENY case HDC 23-044 to cut window openings into the wall along the south façade, add new windows along Saginaw, and alterations to the façade as presented because it does not comply with the following standards of approval _____.

I make the motion to TABLE case HDC 23-044 to cut window openings into the wall along the south façade, add new windows along Saginaw, and alterations to the façade as presented to give time for the applicant to provide the following additional information _____.



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: 46 N SAGINAW

Sidwell Number: _____

Date: 9/28/23

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	LOREN GUZEK. 46 N SAGINAW HCP LLC		
Address	33 N SAGINAW		
City	PONTIAC, MI		
State	MI		
ZIP Code	48342		
Telephone	Main:	Cell: 773 474 1034	Fax:
E-Mail	LOREN@PSPCRE.COM.		

Property Owner (please print or type)

Name	LOREN GUZEK.		
Address	1 S PEARLBORN		
City	CHICAGO.		
State	IL		
ZIP Code	60603		
Telephone	Main:	Cell: 773 474 1034	Fax:
E-Mail	LOREN@PSPCRE.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.

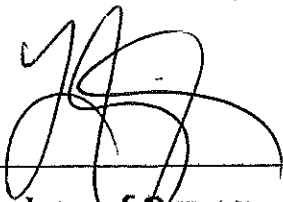
☐ Moving:

- State reasons for moving
- State proposed location

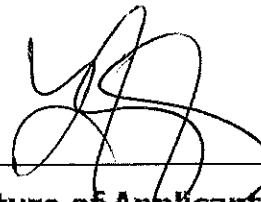
Description:

On the southside wall facing the park, plan call for cutting window for apartment to provide natural light and fresh air.

(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: _____