

# PONTIAC CITY HISTORIC DISTRICT

TUESDAY – November 13, 2018 - 6:00 P.M.

LION'S DEN – 1<sup>st</sup> FLOOR – COUNCIL CHAMBERS  
47450 WOODWARD AVENUE – PONTIAC, MICHIGAN

## AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

3. COMMUNICATIONS:

240 E. Montcalm St. – Notice of Proposed Telecommunication Antenna Replacement

4. MINUTES FOR REVIEW & APPROVAL: September 11<sup>th</sup>, 2018

5. OLD BUSINESS:

6. NEW BUSINESS

### HDC Administrative Reviews

6.1. HDC 18-36

Address	260 Cherokee
Parcel Number	64-14-31-252-004
Applicant	Price Construction Services, LLC
Historic District	Seminole Hills Historic District
Applicant Request	Roof Shingles Replacement

6.2. HDC 18-39

Address	108 W. Lawrence
Parcel Number	64-14-29-452-009
Applicant	M1 Bunker LLC
Historic District	Franklin Blvd Historic District
Applicant Request	Exterior Window, Door Repairs & Exterior Painting

Address: 63 Miami  
Parcel Number 64-14-30-458-003  
Applicant Mr. Oliver Dudley  
Historic District Seminole Hills Historic District  
Applicant Request Roof Shingles & Siding Replacement

6.4. HDC 18-34

Address 165 Chippewa  
Parcel Number 64-14-31-206-009  
Applicant John Shaya  
Historic District Seminole Hills Historic District  
Applicant Request Roof Shingles & Siding Replacement

6.5. HDC 18-38

Address 72 N. Glenwood Ave.  
Parcel Number 64-14-21-328-031  
Applicant Melissa & Roderick McQueen  
Historic District Oakhill Cemetery  
Applicant Request Roof Shingles & Original Window Replacement

6.6. HDC 18-41

Address 277 Ottawa Dr.  
Parcel Number 64-14-31-233-017  
Applicant Matthew O'Bee  
Historic District Seminole Hills Historic District  
Applicant Request Roof Shingles Replacement

HDC Review

6.7. HDC 18-40

Address	25 Oneida
Parcel Number	64-14-30-484-006
Applicant	Peter Denicola
Historic District	Seminole Hills Historic District
Applicant Request	Request for Solar Panels on Roof

7. PUBLIC COMMENTS:

8. ADJOURNMENT:



CONSULTING  
GROUP

October 12, 2018

Pontiac Historic District Commission  
c/o City of Pontiac  
47450 Woodward Avenue  
Pontiac, Michigan 48342

Re: Notice of Proposed Telecommunications Antenna Replacement/Placement Upon Existing Water Tower  
T-Mobile Site DE04371M – Pontiac Water Tower DET1809  
240 E Montcalm Street  
Pontiac, Oakland County, Michigan  
G2 Project No. 180714

On behalf of T-Mobile, we would like to invite comments from your organization regarding the proposed replacement of six existing antennas and the placement of three additional antennas upon the 146-foot tall water tower and placement of associated equipment upon an existing platform at the base of the water tower located at 240 E Montcalm Street within Pontiac, Oakland County, Michigan.

Specifically, T-Mobile invites comments from any interested party within your organization *regarding the likelihood that the proposed construction would adversely affect historic properties.*

Comments may be sent to:

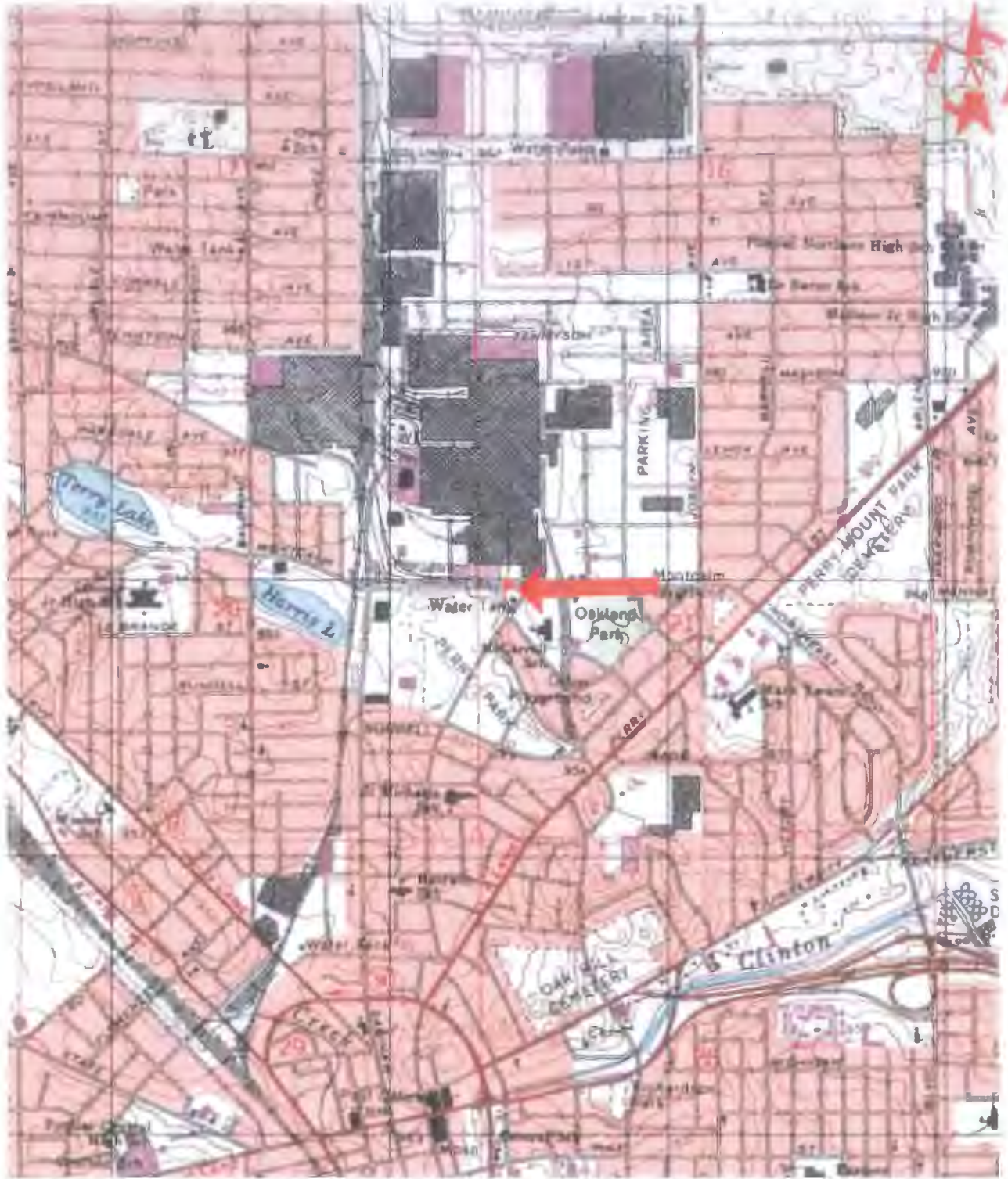
G2 Consulting Group, LLC  
Attn. Kim Bouchard  
1866 Woodslee Street  
Troy, Michigan 48083  
kbouchard@g2consultinggroup.com  
Phone: (248)680-0400

In advance, thank you for your time.

Sincerely,

G2 Consulting Group, LLC

Kimberley L. Bouchard  
Environmental Scientist



**LEGEND**

 Indicates the approximate subject site location

USGS 7.5 Minute Map  
Pontiac North, Michigan  
Dated 2000

**General Location Plan**

T-Mobile  
DE04371M - Pontiac Water Tower  
240 E Montcalm Street  
Pontiac, Michigan



Project No. 180714

Drawn by: KLB

Date: 10-15-18

Scale: NTS

Plate  
No. 1



**CITY OF PONTIAC**  
**Department of Building Safety & Planning**

*Mayor Deirdre Waterman*

October 10, 2018

PRICE CONSTRUCTION SERVICES, LLC  
P.O. BOX 420582  
PONTIAC, MI 48342

**RE:   HDC 18-36   ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS**  
**REPLACEMENT OF ROOF AND CHANGE OF ROOF COLOR**  
**260 CHEROKEE - PIN 64-14-31-252-004**  
**SEMINOLE HILLS HISTORIC DISTRICT**

Dear Applicant:

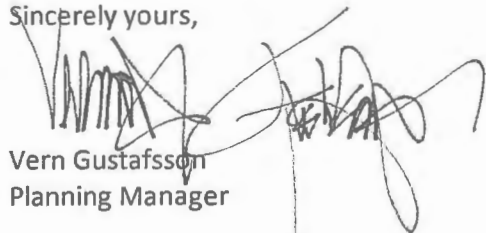
Please be advised that the Exterior Alterations Application (**HDC 18-36**) for 260 Cherokee has been **administratively granted a Certificate of Appropriateness** on behalf of Pontiac Historic District Commission for the **replacement of the roof and change of roof color** on the residential dwelling unit.

This approval is for removal and replacement of the asphalt roof on the entire building with new dimensional asphalt shingles, installation of ice and water shield and new felt, and remove and replace damaged roof wood, as necessary. The color of the new dimensional shingles [Rustic Redwood, Tamko HERITAGE] closely matches the existing color of the house. The Owner secured Price Construction Services, LLC, P.O. Box 420582, Pontiac MI 48342 to complete these improvements.

Prior to beginning work, you are required to obtain a building permit from the Building Safety Department.

Should you have any further questions, please contact the Planning Division at 248.758.2816.

Sincerely yours,

  
Vern Gustafsson  
Planning Manager

cc:   Mike Wilson – Building Official  
      Ida Mae Washington – Home Owners



**CITY OF PONTIAC**  
**Department of Building Safety & Planning**

*Mayor Deirdre Waterman*

**TO: PONTIAC PLANNING COMMISSION**

**FROM: DONOVAN O. SMITH—CITY PLANNER**  
**DIVISION OF PLANNING**

**SUBJECT: HDC 18-39 - HISTORIC DISTRICT COMMIS**  
**108 W LAWRENCE**  
**PIN: 64-14-29-452-009**

**DATE: 10/29/2018**

M1 BUNKER LLC  
108 W LAWRENCE  
PONTIAC, MI 48342

**CERTIFICATION OF APPROPRIATENESS**

Dear Commissioners,

The Planning Department is in receipt of a Historic District Commission application HDC 18-39 from M1 BUNKER LLC, regarding the above address 108 W Lawrence. The applicant has requested to change (4) exterior man doors using the same type hollow metal door frame, no changes to frame. In addition to, board of broken windows to secure building and to repaint the building the existing color, including exterior doors.

The Historic District Commission application HDC 18-39, has been administratively approved for the Like-for-Like repairs to the exterior facility located at 108 W. Lawrence.

Should you have any questions, please contact the Department of Building Safety and Planning at 248.758.2800.

Sincerely yours,

Donovan Smith  
City Planner  
Division of Planning

cc: Mike Wilson, Building Official  
Vern Gustafsson, Planning Manager





**CITY OF PONTIAC**  
**Department of Building Safety & Planning**

*Mayor Deirdre Waterman*

October 26 2018

MR. OLIVER DUDLEY  
30226 NORTHGATE DRIVE  
SOUTHFIELD, MICHIGAN 48076

**RE:   HDC 18-37   ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS  
REPLACEMENT OF HISTORIC DWELLING UNIT DORMER SIDING & ROOF  
63 MIAMI ROAD - PIN 64-14-30-458-003  
SEMINOLE HILLS HISTORIC DISTRICT**

Dear Mr. Dudley:

Please be advised that the Exterior Alterations Application [HDC 18-37] for 63 Miami Road has been **administratively granted a Certificate of Appropriateness** on behalf of Pontiac Historic District Commission to **remove dormer shingle siding with cedar shake and remove and replace asphalt roof shingles** on the house.

This approval is for removal of asphalt roof shingles on the entire dwelling unit with new asphalt shingles. The color of the new shingles [brown] closed matches the existing color. Additionally, this approval allows removal of the dormer shingle siding and replace with cedar shake, color to be natural tone. This approval **is not for window replacement**. The Owner secured Grennan Construction, 917 Orchard Lake Road, Pontiac, MI 48341 to complete these improvements.

Should you have any questions, please contact 248.758.2816.

Respectfully Submitted,

  
Vern Gustafsson  
Planning Manager

cc:     Mr. Mike Wilson – Building Official





**CITY OF PONTIAC**  
**Department of Building Safety & Planning**

*Mayor Deirdre Waterman*

11/06/2018

SHAYA, JOHN  
165 CHIPPEWA RD  
PONTIAC, MI 48342

**CERTIFICATE OF APPROPRIATENESS**

**RE: HDC 18 - 34**  
**CERTIFICATE OF APPROPRIATENESS**  
165 CHIPPEWA RD  
PIN: 64-14-31-206-009

Dear John Shaya,

Please be advised that the Historic District Commission Application (HDC 18-34) has been Administratively Approved and granted a **Certificate of Appropriateness** by the Pontiac Planning Division on September 13, 2018, for the replacement of roof shingles and exterior spot painting with existing like for like colors.

Prior to beginning work, you are required to obtain a Building Permit for roof shingle repairs. Per by the Historic District Commission and Building Department, the applicant must provide building permits applications to the Building Department prior to work.

Should you have any questions, please contact the Department of Building Safety and Planning at 248.758.2800.

Sincerely yours,

Donovan O. Smith  
City Planner  
Division of Planning

cc: Mike Wilson – Building Official  
Vern Gustafsson – Planning Manager



**CITY OF PONTIAC**  
**Department of Building Safety & Planning**

*Mayor Deirdre Waterman*

11/06/2018

MCQUEEN, RODERICK  
72 N GLENWOOD AVE  
PONTIAC, MI 48342

**CERTIFICATE OF APPROPRIATENESS**

**RE: HDC 18 - 38**  
**CERTIFICATE OF APPROPRIATENESS**  
72 N GLENWOOD AVE  
PIN: 64-14-21-328-031

Dear Name:

Please be advised that the Historic District Commission Application (HDC 18-38) has been Administratively Approved and granted a **Certificate of Appropriateness** by the Pontiac Planning Division on November 6, 2018, for the restoration of the original Slate Roof shingles and original wood windows for the single family residential home located at 72 N. Glenwood.

Prior to beginning work, you are required to obtain a Building Permit for roof shingle repairs and wood window repairs. Per by the Historic District Commission and Building Department, the applicant must provide building permits applications to the Building Department prior to work.

Should you have any questions, please contact the Department of Building Safety and Planning at 248.758.2800.

Sincerely yours,

Donovan O. Smith  
City Planner  
Division of Planning

cc: Mike Wilson – Building Official  
Vern Gustafsson – Planning Manager



**CITY OF PONTIAC**  
**Department of Building Safety & Planning**

*Mayor Deirdre Waterman*

11/07/2018

Teresa Buynak  
154 Harondale  
WHITE LAKE, MI 48386

**CERTIFICATE OF APPROPRIATENESS**

**RE: HDC 18 - 41**  
**CERTIFICATE OF APPROPRIATENESS**  
**277 OTTAWA DR**  
**PIN: 64-14-31-233-017**

Dear Matthew O'Bee,

Please be advised that the Historic District Commission Application (HDC 18-41) has been **administratively approved** for the reroofing and replacement of T-Lock asphalt shingles to Burnt Sienna Landmark Asphalt shingles, and granted a Certificate of Appropriateness by the City of Pontiac Planning Division November 7, 2018.

Prior to beginning work, you are required to obtain a Building Permit for installing the new roof shingles. Per by the Historic District Commission and Building Department, the applicant must provide building permits applications to the Building Department prior to construction.

Should you have any questions, please contact the Department of Building Safety and Planning at 248.758.2800.

Sincerely yours,

Donovan O. Smith  
City Planner  
Division of Planning

cc: Mike Wilson – Building Official  
Vern Gustafsson – Planning Manager



**CITY OF PONTIAC**  
**Department of Building Safety & Planning**

*Mayor Deirdre Waterman*

**TO: PONTIAC PLANNING COMMISSION**

**FROM: DONOVAN O. SMITH –ASSISTANT CITY PLANNER**  
**DIVISION OF PLANNING**

**SUBJECT: HDC 18-40**  
**HISTORIC DISTRICT COMMISSION**  
**25 ONEIDA ST**  
**PIN: 64-14-30-484-006**

**DATE: 11/09/2018**

Dear Commissioners,

The Planning Department is in receipt of a Historic District Commission application (HDC 18-40) from Emerson Millen, regarding the above address 25 Oneida St. The request of the applicant is for the installation 12 roof mounted Solar Panel modules onto an existing residence. The applicant request is unique as it pertains to many aspects of preserving historic characteristics of residential historic homes, but also looking at way to improve the residential energy efficiency, contribution to more sustainable home improvements and reducing the environmental impact of residential homes.

The position of The Secretary of the Interior's Standards for Rehabilitation related to Solar System installations are consistent with other improvement types, being to minimize the visibility of the Solar Panel Systems, and to reduce impacts on the character of the historic property. This can be arranged by adjusting the tilt of the panels, changing the panel location, and locating equipment behind roof parapets.

That applicant desires to locate there Solar Panels on the west side of the home, street-facing, and mount the mechanical equipment to the rear (east) side of the residential home. Based on the interpretation of The Secretary of the Interior's Standards for Rehabilitation, it is not in the best interest of the Historic District to located the solar panels to the west side of the home. It is the recommendation of the Planning Division to deny the request (HDC 18-40), of locating the Solar Panels on the west side of the residential roof, and the provided alternative is to locate the panels on the east side of the roof, out of view from Oneida Street and in compliance with the intent of the historic districts.

cc: Vern Gustafsson: Planning Manager

**DESCRIPTION:**  
 296SSQST MODULES  
 PHOTOVOLTAIC MODULES  
 DC STC  
 4.68 SQ. FT.

296SSQST MODULES  
 OPTIMIZER P300  
 H-US INVERTER

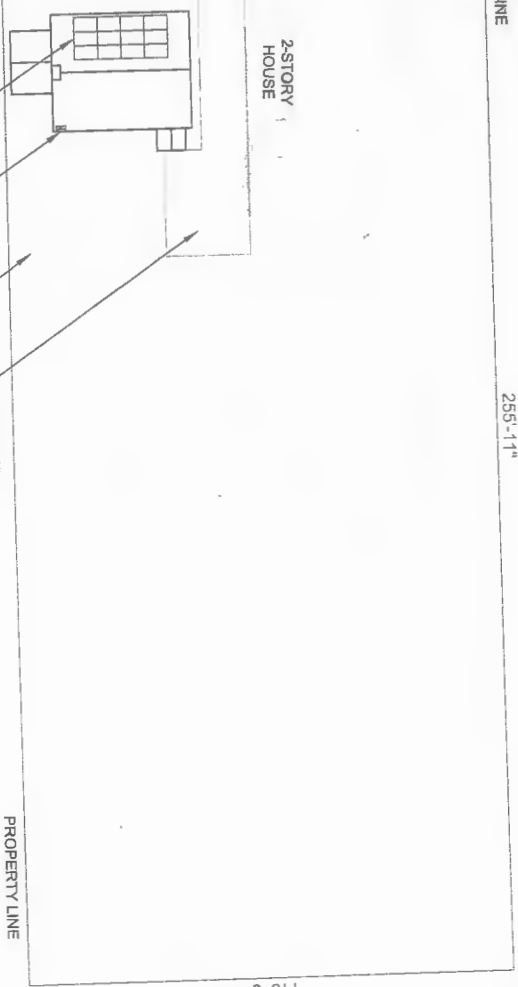
APPLICABLE CODES & STANDARDS  
 BUILDING: MICHIGAN RESIDENTIAL CODE 2016  
 ELECTRICAL: NEC 2014  
 FIRE: IFC 2015

DESIGN SPECIFICATION  
 OCCUPANCY: II  
 CONSTRUCTION: SINGLE-FAMILY  
 ZONING: RESIDENTIAL  
 GROUND SNOW LOAD: 26 PSF  
 WIND EXPOSURE: B  
 WIND SPEED: 115 MPH

AUTHORITIES HAVING JURISDICTION  
 BUILDING: OAKLAND COUNTY  
 ZONING: OAKLAND COUNTY  
 UTILITY: DTE ENERGY

Y LINE

255'-11"



**PLAN WITH ROOF PLAN**  
 SCALE: 0.004304



**2 HOUSE PHOTO**

PV-1

SCALE: NTS



**3 VICINITY MAP**

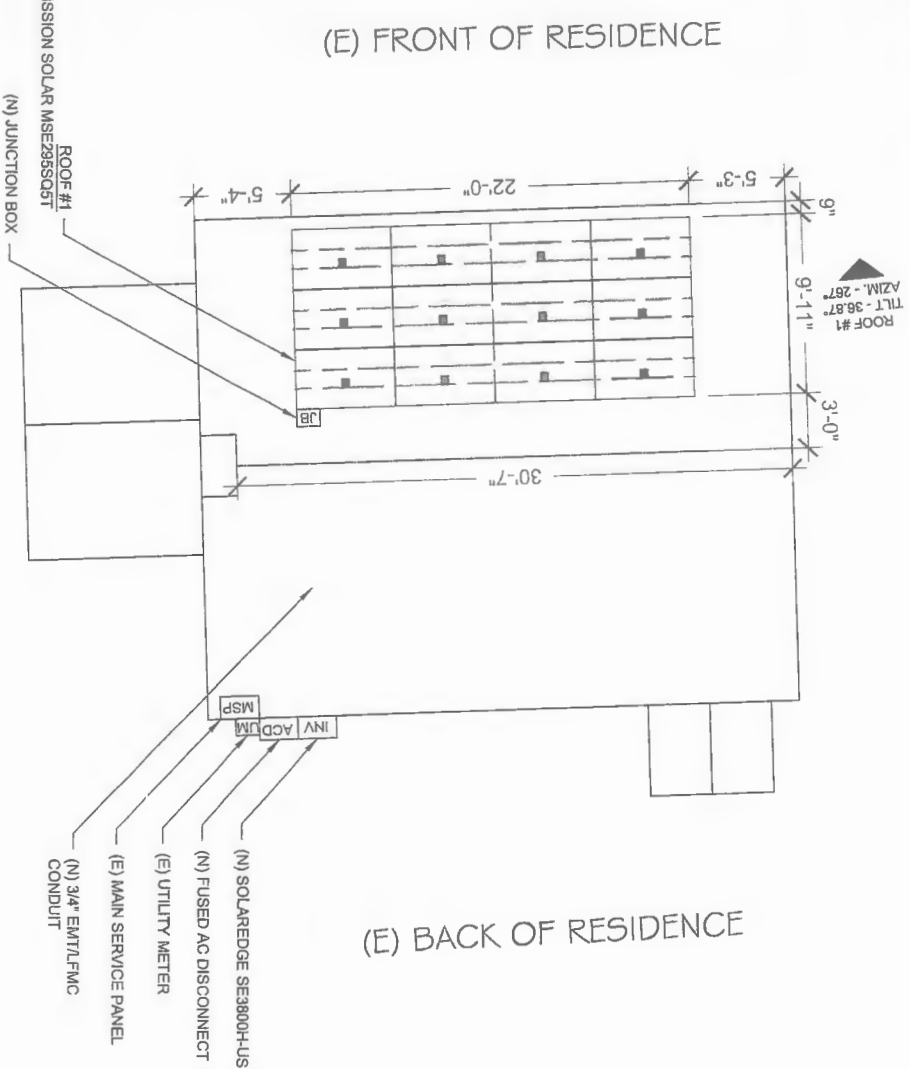
PV-1

SCALE: NTS

- SHEET INDEX**
- PV-1 PLOT PLAN & VICINITY MAP
  - PV-2 ROOF PLAN & MODULES
  - PV-2A STRING LAYOUT
  - PV-3 ATTACHMENT DETAIL
  - PV-4 ELECTRICAL LINE DIAGRAM
  - PV-5 WIRING CALCULATIONS
  - PV-6 SOLAREEDGE OPTIMIZER CHART
  - PV-7 to 11 EQUIPMENT SPECIFICATIONS

**DIMENSIONS & WEIGHT**

2 MODULES  
 SOLAR MSE2985SQBT MODULES  
 (S) / 18.2 KG.  
 (S) 5.1'x 39.33" = 17.89 SF



(E) FRONT OF RESIDENCE

(E) BACK OF RESIDENCE

ROOF DESCRIPTION			
ROOF TYPE	COMPOSITE SHINGLE		
ROOF LAYER	2 LAYERS		
ROOF	ROOF TILT	RAFTER SIZE	RAFTER SPACING
#1	37°	2x4	24"

ARRAY AREA & ROOF AREA CALC'S			
ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA COVERED BY ARRAY (%)
#1	12	214.88	48

**PLAN & MODULES**

SCALE: 1/8"=1'-0"



MISSION SOLAR  
 MSE2985SQBT  
 MODULES



LEGEND	
<b>JB</b>	- JUNCTION BOX
<b>INV</b>	- INVERTER
<b>DC</b>	- INTEGRATED DC DISCONNECT
<b>SLD</b>	- SOLAR LOAD CENTER
<b>PM</b>	- PRODUCTION METER
<b>MSP</b>	- MAIN SERVICE PANEL
<b>CB</b>	- COMBINER BOX
	- VENT, ATTIC FAN (ROOF OBSTRUCTION)
	- ROOF ATTACHMENT
	- RAFTERS
	- CONDUIT

- (N) SOLAREDDGE SE3800H-US
- (N) FUSED AC DISCONNECT
- (E) UTILITY METER
- (E) MAIN SERVICE PANEL
- (N) 3/4" EMT/UFMC CONDUIT