

HISTORIC DISTRICT COMMISSION MEETING MINUTES

TUESDAY NOVEMBER 12, 2013
6:00PM – REGULAR MEETING
LION’S DEN – CITY HALL
47450 WOODWARD AVE.
PONTIAC, MICHIGAN 48342

CALL TO ORDER: 6:07 PM

COMMISSIONERS:

MR. RICK DAVID
MR. ROBERT KARAZIM
MS. KATHALEE JAMES
MR. KENNETH BURCH
MS. KATHIE HENK
MS. LINDA PORTER
MS. TAMEKA RAMSEY

MEETING CALLED TO ORDER BY CHAIRMAN RICK DAVID: ROLL CALL: GORDON BOWDELL

MR. BOWDELL: JAMES?

MS. JAMES: HERE

MR. BOWDELL: BURCH?

MR. BURCH: HERE

MR. BOWDELL: KARAZIM?

MR. KARAZIM: HERE

MR. BOWDELL: DAVID?

MR. DAVID: HERE

MR. BOWDELL: HENK?

MS. HENK. HERE

MR. BOWDELL: PORTER?

MS. PORTER: HERE

MR BOWELL: RAMSEY?

MS. RAMSEY:

EXCUSED: 1 MS. TAMEKA RAMSEY

ABSENT: 0

ALSO PRESENT: MR. GORDON BOWDELL, MR. JAMES SABO

OPENING PUBLIC COMMENTS: Ms. Brenda Orton – 22 Oneida

Ms. Orton stated that she bought the home on Oneida not knowing it was an historic property. She wants to replace the windows on the property and is looking for information.

MINUTES REVIEWED: OCTOBER 8, 2013

ADOPTION OF MINUTES: COMMISSIONER HENK MADE A MOTION TO APPROVE MINUTES WITH CORRECTIONS. COMMISSIONER KARAZIM SUPPORTED.

VOTE: AYES: 5 DAVID, HENK, JAMES, KARAZIM, PORTER,

NAYS: 0

ABSTAIN: 1 BURCH

DISPOSITION: MOTION TO ACCEPT MINUTES AS CORRECTED APPROVED

OPENING DISCUSSION

Commissioner Henk stated that she and Commissioner Karazim had visited and reviewed the properties with demolition requests before the commission. Based on their assessment only three of the properties should be approved for demolition. Commissioner Henk stated that we need to come up with a way to incentivise these properties so they can be bought and restored. Also we need to identify community groups such as *Lighthouse* and *Grace Centers of Hope* that might be willing to adopt an area for revitalization. Commissioner James added that *Habitat for Humanities* would also be a good candidate to approach about adopting an area. The bond issue of \$9.24 a square foot is scaring people away. Commissioner Karazim said the Downtown Business Association was meeting with City of Pontiac leaders including Mr. Saboto. General consensus was that we should not ask Commissioner Karazim to bring up our discussions about a proposal to reduce or set guidelines for the bond in historic districts. Commissioner David said we are going from a reactive to a pro-active commission. We need to look at developing a proposal. Mr. Sabo said we have the right to propose or make requests as needed. It was decided that Mr. Sabo would give a copy of the ordinance to Commissioner Burch who will evaluate and advise the group regarding the bond incentive proposal.

REQUESTS FOR CERTIFICATE OF APPROPRIATENESS

HDC-13-54 – 205 East Iroquois Seminole Hills – HISTORIC DISTRICT

APPLICANT Jerry Costa

Applicant is seeking approval to change out the basement windows to glass block because the old ones were rotten wood with broken glass.

COMMISSION KARAZIM MADE A MOTION TO APPROVE THE GLASS BLOCK WINDOWS.
COMMISSIONER PORTER SUPPORTED.

VOTE: AYES: ALL, BURCH, DAVID, HENK, JAMES, KARAZIM, PORTER,
NAYS: 0
ABSTAIN: 0

DISPOSITION: MOTION TO APPROVE PROPOSED GLASS BLOCK FOR BASEMENT WINDOW REPLACEMENT APPROVED.

DEMOLITION REQUESTS

COMMISSIONER HENK REVIEWED THE DEMOLITION RECOMMENDATIONS BASED ON PHYSICAL REVIEW OF THE PROPERTIES BY HERSELF AND COMMISSIONER KARAZIM:

- 205 CHIPPEWA RECOMMENDATION: TO APPROVE
- 216 NELSON RECOMMENDATION: TO DENY
- 27 FAIRGROVE RECOMMENDATION: TO APPROVE
- 25 HENRY CLAY RECOMMENDATION: TO DENY
- 39 IVY RECOMMENDATION: TO DENY
- 43 OLIVER RECOMMENDATION: TO DENY
- 47 OLIVER RECOMMENDATION: TO DENY
- 51 OLIVER RECOMMENDATION: TO DENY
- 55 OLIVER RECOMMENDATION: TO DENY
- 79 OLIVER RECOMMENDATION: TO DENY
- 119 OLIVER RECOMMENDATION: TO DENY
- 207 OLIVER RECOMMENDATION: TO DENY (BEING WORKED ON)
- 218 OLIVER RECOMMENDATION: TO DENY
- 583 NORTH PERRY RECOMMENDATION: TO DENY
- 680 NORTH PERRY RECOMMENDATION: TO DENY
- 725 NORTH PERRY RECOMMENDATION: TO APPROVE
- 245 NORTH PIKE RECOMMENDATION: TO DENY

COMMISSIONER HENK MADE A MOTION TO APPROVED DEMOLITION OF THE FOLLOWING PROPERTIES: 27 FAIRGROVE, 725 NORTH PERRY AND 205 CHIPPEWA. (ROOF COMPLETELY GONE) COMMISSIONER KARAZIM SUPPORTED.

VOTE: AYES: ALL, BURCH, DAVID, HENK, JAMES, KARAZIM, PORTER,
NAYS: 0
ABSTAIN: 0

DISPOSITION: MOTION TO APPROVE DEMOLITION OF THE PROPERTIES AT 27 FAIRGROVE, 725 NORTH PERRY AND 205 CHIPPEWA WAS APPROVED.

COMMISSIONER HENK MADE A MOTION TO DENY DEMOLITION OF 221 CHIPPEWA, 25 HENRY CLAY, 39 IVY, 216 NELSON, 43 OLIVER, 47 OLIVER, 51 OLIVER, 55 OLIVER, 79 OLIVER, 119 OLIVER, 207 OLIVER, 218 OLIVER, 583 NORTH PERRY, 680 NORTH PERRY, 817 NORTH PERRY, AND 245 WEST PIKE. COMMISSIONER KARAZIM SUPPORTED.

VOTE: AYES: ALL, BURCH, DAVID, HENK, JAMES, KARAZIM, PORTER,
NAYS: 0
ABSTAIN: 0

DISPOSITION: MOTION TO DENY DEMOLITION OF 221 CHIPPEWA 25 HENRY CLAY, 39 IVY, 216 NELSON, 43 OLIVER, 47 OLIVER, 51 OLIVER 55 OLIVER, 79 OLIVER, 119 OLIVER, 207 OLIVER, 218 OLIVER, 583 NORTH PERRY, 680 NORTH PERRY, 817 NORTH PERRY, AND 245 WEST PIKE, WAS APPROVED.

CLOSING PUBLIC COMMENTS: City Council Person, Ms. Mary Pietila stated she may be attending our meetings and expressed thanks that she was allowed to give input in the discussions.

Commissioner Karazim noted that the Pontiac Downtown Business Association has a list of issues in the downtown area that require follow up from the city.

Commissioner Karazim made a motion to adjourn. Commissioner David supported.

Meeting adjourned at 7:25 pm