

PONTIAC HISTORIC DISTRICT COMMISSION MEETING MINUTES

TUESDAY OCTOBER 8, 2013
6:00PM – REGULAR MEETING
LION’S DEN – CITY HALL
47450 WOODWARD AVE.
PONTIAC, MICHIGAN 48342

Call To Order: 6:05 PM

Commissioners:
Mr. Robert Karazim
Ms. Kathalee James
Ms. Kathie Henk
Ms. Linda Porter
Ms. Tameka Ramsey

MEETING CALLED TO ORDER BY VICE CHAIR ROBERT KARAZIM, ROLL CALL, GORDON BOWDELL

MR. BOWDELL: JAMES?

MS. JAMES: HERE

MR. BOWDELL: BURCH?

MR. BURCH:

MR. BOWDELL: KARAZIM?

MR. KARAZIM: HERE

MR. BOWDELL: DAVID?

MR. DAVID:

MR. BOWDELL: HENK?

MS. HENK. HERE

MR. BOWDELL: PORTER?

MS. PORTER: ON THE WAY

MR BOWELL: RAMSEY?

MS. RAMSEY: HERE

EXCUSED: 1 MR. RICK DAVID EXPECTED TO ARRIVE LATE

ABSENT: 1 MR. KENNETH BURCH

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

OPENING PUBLIC COMMENTS: NONE

MINUTES TO REVIEW: **OCTOBER 8, 2013**

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

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

NAYS: 0

ABSTAIN: 0

DISPOSITION: MOTION TO ACCEPT MINUTES AS CORRECTED WAS APPROVED

Commissioner Karazim introduced Michael Kratz, Michigan Sales Manager for James Hardie Building Materials Company. Mr. Kratz gave a presentation on building materials that mimic traditional wood. Mr. Kratz stated that some districts across the country are beginning to allow hardie plank board as substitute for traditional wood siding.

Mr. Sabo commented that the secretary of interior bulletin does not allow the use of hardie plank board as a substitute for wood, but the use of products such as hardie plank board is gaining acceptance.

President Rick David took the chair. He introduced new member Tameka Ramsey and welcomed her to the commission.

REQUESTS FOR CERTIFICATE OF APPROPRIATENESS

**HDC-13-47 – 33 NORTH SAGINAW STREET – PONTIAC COMMERCIAL HISTORIC DISTRICT
APPLICANT – Robert Karazim**

- CONTRIBUTING STRUCTURE

RECOMMENDATION TO APPROVE MAINTENANCE AND RESTORATION AS PROPOSED

MOTION BY COMMISSIONER DAVID TO APPROVED APPLICATION WITH PROVISIONS TO,
1) COMPLY WITH STANDARD 8 FOR CLEANING PURPOSES 2) PROVIDE PAINT COLORS
AND 3) SUBMIT PLANS, FOR FAÇADE AND LIGHTING MATERIALS TO PLANNING

SUPPORTED BY COMMISSIONER HENK

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

NAYS: 0

ABSTAIN: 1 KARAZIM

DISPOSITION: MOTION TO ACCEPT PROPOSED MAINTENANCE AND RESTORATION PLAN AS SUBMITTED, PROVIDED STANDARD 8 BE USED FOR CLEANING PURPOSES, PAINT COLORS ARE SUBMITTED TO PLANNING, AS WELL AS FAÇADE AND LIGHTING MATERIAL CHOICES FOR APPROVAL WAS APPROVED

HDC-13-48 – 668 JOSLYN AVE. – MODERN HOUSING HISTORIC DISTRICT
APPLICANT – Hector Ramon

- CONTRIBUTING STRUCTURE

RECOMMENDATION TO APPROVE PROPOSED RESTORATION OF THE WOOD SIDING

MR. RAMON STATED THE HOUSE NEEDED COMPLETE RENOVATION. HE WANTS TO PRESERVE THE ORIGINAL CHARACTER OF THE HOUSE.

COMMISSIONER KARAZIN MADE A MOTION TO APPROVE THE REQUEST TO RESTORE WOOD SIDING TO THE GARAGE STRUCTURE. COMMISSIONER HENK SUPPORTED
VOTE: AYES: ALL DAVID, JAMES, HENK, PORTER, RAMSEY, KARAZIM

NAYS: 0

ABSTAIN: 0

DISPOSITION: MOTION TO APPROVE PROPOSAL TO RESTORE WOOD SIDING ON GARAGE STRUCTURE APPROVED.

HDC-13-49 – 172 E IROQUOIS RD. – MODERN HOUSING HISTORIC DISTRICT
APPLICANT – Thomas V. Smith

- CONTRIBUTING STRUCTURE

MR. SMITH COMMENTED THAT HE CANNOT AFFORD TO REPLACE ALL 36 WINDOWS WITH WOOD.

RECOMMENDATION TO DENY PROPOSED VINYL WINDOW REPLACEMENTS FOR FRONT OF HOME AND APPROVE PROPOSED VINYL WINDOW REPLACEMENTS FOR REAR AND SIDE OF PROPERTY.

COMMISSIONER KARAZIN MOTIONED TO APPROVED REPLACING WINDOWS FACING IROQUOIS, IN FRONT ONLY, WITH WOOD AND ALLOWING VINYL WINDOWS FOR THE SIDE AND REAR OF PROPERTY. COMMISSIONER PORTER SUPPORTED.

VOTE: AYES: ALL DAVID, JAMES, HENK, PORTER, RAMSEY, KARAZIM

NAYS: 0

ABSTAIN: 0

DISPOSITION: MOTION TO APPROVE REPLACING WINDOWS FACING THE FRONT ONLY WITH WOOD AND ALLOWING VINYL WINDOWS FOR SIDE AND REAR OF PROPERTY APPROVED.

COMMISSIONER KARAZIM MADE A MOTION IN REFERENCE TO PREVIOUS MOTION (HDC-13-49, 172 E IROQUOIS) TO VISIT THE HOME NEXT DOOR TO REVIEW PERMIT FOR WINDOW REPLACEMENTS. COMMISSIONER HENK SUPPORTED.

VOTE: AYES: 6 DAVID, JAMES, HENK, PORTER, RAMSEY, KARAZIM
 NAYS: 0
 ABSTAIN: 0

DISPOSITION: MOTION TO APPROVE VISITING HOME NEXT TO 172 E. IROQUOIS TO REVIEW PERMIT FOR WINDOW REPLACEMENTS WAS APPROVED.

HDC-13-50 – 680 N PERRY ST. – MODERN HOUSING HISTORIC DISTRICT
APPLICANT – **Franz Ivezaj**

- HOME AND GARAGE CONTRIBUTING STRUCTURE

MR IVEZAJ WANTS TO REHABILITATE THE HOUSE AND DEMOLISH GARAGE STRUCTURE. COMMISSIONER HENK MOTIONED TO ALLOW THE DEMOLITION OF THE GARAGE WITH THE STIPULATION THAT ANY NEW GARAGE STURCTURE PLANS MUST BE SUBMITTED TO THE COMMISSION FOR APPROVAL.
COMMISSIONER KARAZIN SUPPORTED.

VOTE: AYES: 6 DAVID, JAMES, HENK, PORTER, RAMSEY, KARAZIM
 NAYS: 0
 ABSTAIN: 0

DISPOSITION: MOTION TO APPROVE DEMOLITION OF GARAGE STRUCTURE, WITH THE STIPULATION THAT ANY PLAN TO ADD A GARAGE LATER MUST BE SUBMITTED TO THE COMMISSION FOR APPROVAL WAS APPROVED.

HDC-13-51 – 25 SOUTH SAGINAW. – PONTIAC COMMERCIAL HISTORIC DISTRICT
APPLICANT – **Martin Luther Coats**

- BUILDING IS A CONTRIBUTING STRUCTURE

APPLICANT IS SEEKING TO ADD NEW SIGNAGE TO THE BUILDING, REPAIR THE EXISTING WOOD FAÇADE AND WRAP THE EXISTING UPPER WOOD WINDOWS IN ALUMINUM. COMMISSIONER HENK MADE A MOTION TO ALLOW APPLICANT REQUEST PER RECOMMENDATION. COMMISSIONER RAMSEY SUPPORTED

VOTE: AYES: 5 DAVID, JAMES, HENK, PORTER, RAMSEY, KARAZIM
NAYS: 0
ABSTAIN: 1 KARAZIM

DISPOSITION: MOTION TO ALLOW APPLICANT REQUEST PER PLANNING RECOMMENDATION WAS APPROVED

- ACTION REQUESTED ON DEMOLITIONS BY NOVEMBER

HDC-13-36 – 680 N. PERRY

COMMISSIONER HENK MOTIONED TO RESCIND DEMOLITION. COMMISSIONER KARAZIM SUPPORTED.

VOTE: AYES: 6 DAVID, JAMES, HENK, PORTER, RAMSEY, KARAZIM
NAYS: 0
ABSTAIN: 0

DISPOSITION: MOTION TO RESCIND DEMOLITION AT 680 N PERRY WAS APPROVED

HDC-13-36 – 20 – 221 CHIPPEWA

COMMISSIONER KARAZIM MOTION TO DENY DEMOLITION. COMMISSIONER HENK SUPPORTED.

VOTE: AYES: 6 DAVID, JAMES, HENK, PORTER, RAMSEY, KARAZIM
NAYS: 0
ABSTAIN: 0

DISPOSITION: MOTION TO DENY DEMOLITION OF HOME AT 221 CHIPPEWA WAS APPROVED

CLOSING PUBLIC COMMENTS:

VISITOR COMMENTED THAT **HOME DEPOT** HAS A NEW LINE OF WOOD WINDOWS THAT ARE ONLY \$30.00 MORE THAN VINYL WINDOWS.

COMMISSIONER HENK MADE A MOTION TO ADJOURN. COMMISSIONER KARAZIM SUPPORTED.

MEETING ADJOURNED AT 7:28 PM