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PONTIAC CITY HISTORIC DISTRICT

TUESDAY, APRIL 9, 2019, 6:00 P.M.

LION'S DEN, 1ST FLOOR

47450 WOODWARD AVENUE, PONTIAC, MICHIGAN

BOARD MEMBERS PRESENT: Chair, Rick David
Comm. David Karazim
Comm. Kathie Henk
Comm. Ken Burch

FROM THE CITY: Donovan Smith

ALSO PRESENT:
JuJuan Smith
Mallory Bower
Ellen Thackery

TRANSCRIPT PROVIDED BY:
STORM REPORTING (810) 441-0898
Mona Storm, Certified Shorthand Reporter # 4460

1 Pontiac, Michigan

2 Tuesday, April 9, 2019

3 6:00 p.m.

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* * * *

5 CHAIR DAVID: So I would call the meeting to
6 order. And so we'll need to -- for -- for -- what's
7 your first name?

8 COURT REPORTER: Mona.

9 CHAIR DAVID: For Mona, we have to go
10 through. So Commissioner Rick David.

11 Go ahead.

12 COMM. KARAZIM: No, no, I'm not Rick David.

13 CHAIR DAVID: No, no.

14 COMM. KARAZIM: I used to be but I outgrew
15 it.

16 CHAIR DAVID: No, no. You have to say who is
17 here.

18 COMM. KARAZIM: Commissioner Karazim
19 K-A-R-A-Z-I-M.

20 COMM. HENK: Commissioner Henk, H-E-N-K.

21 COMM. BURCH: Commissioner Burch, B-U-R-C-H,
22 Senior.

23 CHAIR DAVID: So that's the roll call.
24 Communications, we'll wait for Donovan. And then we'll
25 go to the minutes. And let's just look at that, if

1 you've had a chance, please. Let's see if there is
2 minutes here. So far I don't see it. So let's not
3 worry about it. Do you see it?

4 COMM. HENK: No, I don't see it.

5 CHAIR DAVID: No.

6 COMM. HENK: We move to move that to the end
7 of the agenda.

8 CHAIR DAVID: Okay. Now we're going to move
9 to Number 5. Gage is right off Perry. So let's look
10 at -- so welcome. This is your home?

11 MR. JuJUAN SMITH: Yes, sir.

12 CHAIR DAVID: So do you know where Gage is,
13 everyone? Right in back of the bank.

14 COMM. KARAZIM: You're in the Modern Housing
15 District, right.

16 CHAIR DAVID: On the opposite side.

17 COMM. HENK: Opposite side of Perry? Oh,
18 right.

19 CHAIR DAVID: On the back of PNC Bank, that
20 street there, right?

21 MR. JuJUAN SMITH: Uh-huh.

22 CHAIR DAVID: That goes that away. So let's
23 look to see what -- this is from Donovan. I'll just
24 read it -- is that okay, really fast?

25 "The Planning Departments in receipt of the

1 Application 19-04 for the front window replacement at
2 46 Gage. The applicant is proposed to install a
3 75-inch by 52 feet" -- or I don't know, "dual-pane" --

4 COMM. KARAZIM: That would be inches.

5 CHAIR DAVID: Yeah -- "a three-panel window
6 in the front facade of the home. For this request to
7 comply with Historic guidelines for the window
8 replacement, the window must comply with the materials
9 approved by the Commission or reflect the original
10 design of the historic window. The applicant must
11 provide the material of the proposed window that is
12 approved by the Commission and provide a window detail
13 that matches in similar style to other windows in the
14 neighborhood.

15 The proposed design of the window on the
16 study must maintain two windows divided by a single
17 vertical, at a minimum of one over one in design."

18 And so here's a picture of the home from --
19 now, hold on. Is this the neighborhood?

20 MR. JuJUAN SMITH: Uh-huh, that's the home.

21 CHAIR DAVID: That's the home. And then
22 following that is a neighborhood -- another home?

23 MR. JuJUAN SMITH: Yes, more homes in the
24 neighborhood.

25 CHAIR DAVID: In the neighborhood?

1 MR. JuJUAN SMITH: Yeah.

2 CHAIR DAVID: And then there's another home
3 in the neighborhood?

4 MR. JuJUAN SMITH: Um-hmm.

5 CHAIR DAVID: Okay. And then here's another
6 home in the neighborhood. Oh, yeah. Yeah. And
7 then -- and then -- okay. Then -- yeah. Okay. And
8 then, at the last one you see a Home Depot quote.

9 And could -- what do you see here, Robert?

10 And then we'll call on you in a second. Your
11 first name is?

12 MR. JuJUAN SMITH: JuJuan.

13 CHAIR DAVID: JuJuan. And your last name is?

14 MR. JuJUAN SMITH: Smith.

15 CHAIR DAVID: Nice meeting you, sir.

16 MR. JuJUAN SMITH: Thank you. Nice meeting
17 you all.

18 CHAIR DAVID: So what do we have here?

19 COMM. KARAZIM: This is where you're going to
20 hate us.

21 MR. JuJUAN SMITH: Uh-huh, I figured that.

22 I'm just playing. I'm really ready for whatever.

23 Because, like I say, I've been fighting for this house
24 for a long time and I've been back and forth here. And
25 they telling me that I can't -- they saying you all

1 probably going to say no to vinyl in the front. So
2 that's what -- I've been looking for aluminum and wood,
3 I cannot find it. Like you got to order it and it take
4 up to four, six weeks to come in. "We can't sell it to
5 you, we sell it to nothing but distributors" or
6 whatever. They sell it to certain people and they're
7 not going to just sell it to me.

8 Like I said, I went to Home Depot, they had
9 them but they're vinyl.

10 COMM. KARAZIM: Yeah.

11 MR. JuJUAN SMITH: And I'm saying the rest of
12 them -- like I said, this is all boarded-up houses. I
13 just want to put windows in to make it look better.

14 COMM. KARAZIM: Is this one vacant -- I mean,
15 inside, has this one been gutted?

16 MR. JuJUAN SMITH: Yeah, it's been gutted.
17 The whole -- everything's going to be redone.

18 COMM. KARAZIM: I've been in this house.

19 MR. JuJUAN SMITH: Probably haven't since
20 it's been gutted. You've probably been in it but done
21 guttet it since I bought it.

22 COMM. KARAZIM: No, you gutted it?

23 MR. JuJUAN SMITH: Um-hmm.

24 COMM. KARAZIM: Oh. So there was one over on
25 Gage that was somebody started it --

1 MR. JuJUAN SMITH: Oh.

2 COMM. KARAZIM: Completely tore everything
3 out, walls, floor, everything. And I think maybe it
4 was torn down.

5 MR. JuJUAN SMITH: Yeah, that's not this
6 house. This one, I just gutted the whole thing. Like
7 I said, I wanted to put some -- because it a little
8 drab with no windows in there.

9 CHAIR DAVID: We appreciate it. So every
10 Historic Commission in the United States, we're guided
11 by the Department of Interior. And they have these
12 rules that Robert is beginning to share that ideally
13 the Planning Department will make their recommendation
14 to us. And most of the time we agree with their
15 assessment. And it's either that it's consistent with
16 these rules by the Department of Interior of the United
17 States Government or it doesn't -- it's not.

18 And so, Robert, what is your observation here
19 before we --

20 COMM. KARAZIM: Yeah, you're -- like I said,
21 you're going to hate us. Of all the windows in the
22 house, you can pretty much do whatever you want except
23 for the front.

24 MR. JuJUAN SMITH: Um-hmm.

25 COMM. KARAZIM: The front is where --

1 MR. DONOVAN SMITH: Hello, everybody.

2 CHAIR DAVID: Hello. We've already started.

3 MR. DONOVAN SMITH: Oh, okay.

4 COMM. KARAZIM: Yeah, we didn't wait for you
5 because we don't like you.

6 MR. DONOVAN SMITH: I'll take that one a
7 little personal but I'll let it roll.

8 COMM. KARAZIM: The front of the house is the
9 one we're most picky about.

10 MR. JuJUAN SMITH: That's what I'm saying, if
11 you go down the street, I'm not thinking ever window on
12 the front of the house is aluminum or wooden windows
13 all the way down the street or wherever the houses are.
14 That's what I'm saying, it's new windows but they're
15 not probably aluminum or wood, they just windows. It's
16 like nobody is not going to ride through and say, "Hey,
17 that's not an aluminum or a wooden window right there."

18 CHAIR DAVID: Right.

19 COMM. KARAZIM: But I might be able to find
20 you the original windows.

21 MR. JuJUAN SMITH: Like I said, I've been
22 looking around. They're saying they can't get me
23 nothing right now. I looked everywhere in Pontiac and
24 I done went a little farther than Pontiac. They not
25 giving me nothing like that.

1 MR. JuJUAN SMITH: They were too big. It
2 wasn't nothing they can --

3 COMM. KARAZIM: But it depends on how much
4 too big they are. If they're a little too big or if
5 they're like a foot too big.

6 MR. JuJUAN SMITH: Like I said, I don't know
7 if they're aluminum or wood. They're probably vinyl
8 theysel (sic). I'm thinking those are were the
9 windows, I'm not sure because of what -- I didn't know
10 the house before --

11 COMM. HENK: Right.

12 MR. JuJUAN SMITH: -- I walked in there.

13 COMM. KARAZIM: Yeah, yeah.

14 MR. JuJUAN SMITH: So -- but it's whatever
15 you all come up with. I'm going to have to find
16 aluminum or something.

17 COMM. BURCH: Could you put him in touch with
18 your people?

19 COMM. KARAZIM: Well, you're looking for a
20 Marvin window. Marvin makes them in wood, they call it
21 a wood sash window. I don't know if Home Depot carries
22 it but I think Lowe's does. And I know the lumberyard
23 in Rochester Dillman and Upton, they can get the
24 windows you want.

25 MR. JuJUAN SMITH: Oh, okay.

1 COMM. BURCH: That would probably be 20 times
2 more than what you proposed.

3 COMM. KARAZIM: Yeah. I'm trying to remember
4 the name of it. You know that old shopping center
5 that's over by where this is?

6 COMM. BURCH: Yeah. It used to be Kmart back
7 then, Farmer Jack, yeah.

8 COMM. KARAZIM: There's a place right there.
9 I forget who it is. But I went in there with
10 photographs and they've got miles and miles and miles
11 of parts.

12 MR. DONOVAN SMITH: On Glenwood or Perry?

13 COMM. KARAZIM: From the neighborhoods off of
14 Perry, yes.

15 MR. DONOVAN SMITH: Off of Perry?

16 COMM. BURCH: But it's on Glenwood?

17 COMM. KARAZIM: Yes. It's east of Perry.

18 COMM. BURCH: Do you know where he's talking
19 about? Do you know where the cash wash used to be up
20 in there?

21 MR. JuJUAN SMITH: Um-hmm.

22 COMM. BURCH: Right across from that.

23 MR. JuJUAN SMITH: Oh, that big, old shopping
24 center. There's still something back over there?

25 COMM. KARAZIM: Yeah.

1 MR. JuJUAN SMITH: That's literally like
2 right behind the house.

3 COMM. KARAZIM: Almost on the Glenwood side,
4 all the way in the back, they have -- there's a
5 building there. And you'll see the van there. I'm
6 trying to remember the name of it. I did this last
7 year. But I took photographs. They got stairwell
8 parts, they have windows, they have sinks and tubs and
9 toilets and, you know, all this stuff.

10 MR. JuJUAN SMITH: Oh, okay. Because, when I
11 be in the yard, I be looking, people be back there at
12 someplace over there.

13 COMM. KARAZIM: Yeah.

14 MR. JuJUAN SMITH: So it might be them.

15 COMM. KARAZIM: Might be them.

16 MR. JuJUAN SMITH: Oh, okay.

17 COMM. KARAZIM: So ask them. Because like I
18 said, the last time I talked to them, they were trying
19 to get rid of it.

20 MR. JuJUAN SMITH: Oh, okay.

21 COMM. KARAZIM: They had more flooring than
22 anything. But right now flooring is really popular.
23 You know, everybody wants that old flooring.

24 COMM. BURCH: Come up with some measurements.

25 COMM. KARAZIM: Yeah, come up with some

1 measurements. Here's another thing, too: Oakland
2 County has a couple of houses over in that neighborhood
3 they're going to demolish and they have windows in
4 them. So we might be able to get windows from them
5 that will fit yours.

6 MR. JuJUAN SMITH: Oh, okay.

7 COMM. KARAZIM: Outside of that you're going
8 to have to go to Marvin.

9 And you're right, it's probably \$1,000 to
10 1,200 bucks worth of windows.

11 MR. JuJUAN SMITH: Yeah, I know. I've been
12 pricing them. They pretty expensive.

13 COMM. BURCH: But if you went that way, it
14 will be less than \$50, probably.

15 COMM. KARAZIM: Yeah, we could probably get
16 them maybe for nothing.

17 MR. JuJUAN SMITH: Could you right down that
18 one place you was saying, so I --

19 COMM. KARAZIM: I don't remember the name of
20 it. That's the -- here, let me give you a card. And
21 you can -- I'll try and set it up so I can figure out
22 who it is.

23 MR. JuJUAN SMITH: Like I said, I'm trying to
24 get them windows in as soon as possible. They been out
25 for long enough.

1 COMM. KARAZIM: Yeah. So contact me during
2 the week and we'll run over there.

3 MR. JuJUAN SMITH: Okay.

4 COMM. KARAZIM: Or I'll meet you there or
5 whatever. I'll come over and see the house. I'll get
6 some quick dimensions. I could make a couple phone
7 calls and possibly find you a couple of windows.

8 MR. JuJUAN SMITH: Okay.

9 COMM. KARAZIM: And we'll move forward on
10 that. So, anyways, this is the part you didn't want to
11 here: I'm making a motion to deny the Home Depot vinyl
12 window for this.

13 COMM. HENK: Second.

14 CHAIR DAVID: Is there any further
15 discussion?

16 All in favor of the motion as read?

17 COMMISSIONERS: Aye.

18 CHAIR DAVID: Opposed?

19 Any abstentions?

20 Okay. So you understand that -- that you're
21 going to work with Robert. We appreciate that you --
22 you said that some of the neighbors didn't always come
23 to the Commission. We appreciate that you're here.
24 And Gage Street, like a lot of areas, needs some
25 improvement. And I know some people who live there

1 that make a big difference. Mary Posey, have you met
2 her?

3 COMM. HENK: She lives on Gage.

4 CHAIR DAVID: Yeah, she lives on Gage. She
5 has a wonderful garden in front of her home and in the
6 back.

7 COMM. HENK: Yeah.

8 CHAIR DAVID: Yeah, she's there and others.
9 So thank you very much for being --

10 COMM. KARAZIM: Wait.

11 CHAIR DAVID: Oh. Is there something else?

12 COMM. KARAZIM: Yes, I want to make another
13 motion.

14 CHAIR DAVID: Oh, yeah.

15 COMM. KARAZIM: When you get into doing this
16 house, for you to replace this porch or railings or all
17 that, you got to come sit in front of us again.

18 MR. JuJUAN SMITH: Oh, okay. I put the thing
19 in for that, too.

20 COMM. KARAZIM: You did?

21 MR. JuJUAN SMITH: Yeah, they didn't -- I put
22 it for the porch and that window.

23 COMM. KARAZIM: You're going to need a
24 drawing with materials. But the point here is what I
25 want to do is I want to have this carried over so it

1 doesn't cost you again to come sit in front of us, to
2 bring those drawings in so we can review that with you,
3 and we'll pretend you already paid for it.

4 MR. JuJUAN SMITH: Okay.

5 COMM. KARAZIM: Okay?

6 MR. JuJUAN SMITH: (Nods head.)

7 COMM. KARAZIM: And anything else you wanted
8 to do? You can come talk to us and be happy.

9 CHAIR DAVID: Okay. So you're just amending
10 your motion or what?

11 COMM. KARAZIM: Yeah, I'm amending my motion
12 to say that he brought up the front porch and railings
13 and we'll revisit that at another time at no charge.

14 COMM. BURCH: And possibly the front door,
15 also?

16 COMM. KARAZIM: Front door?

17 MR. JuJUAN SMITH: Uh-huh.

18 COMM. KARAZIM: Anything you're doing to the
19 front of the house, you have to talk to us about and
20 we'll help you in any way we can.

21 MR. JuJUAN SMITH: Okay.

22 CHAIR DAVID: So we're okay. Do we need to
23 have approval of this?

24 COMM. HENK: Oh, I'll second.

25 CHAIR DAVID: Second. Any further

1 discussion?

2 All in favor.

3 COMMISSIONERS: Aye.

4 CHAIR DAVID: Opposed, nay.

5 Any abstentions? And the reason why.

6 So thank you very much for being here today.

7 MR. JuJUAN SMITH: Okay. I appreciate it.

8 CHAIR DAVID: And you'll be working with

9 Donovan and also through Robert.

10 COMM. HENK: If it's to be found, he will

11 find it for you.

12 MR. JuJUAN SMITH: Okay. Appreciate it.

13 Thank you. Do I take this?

14 COMM. KARAZIM: No, that's --

15 MR. JuJUAN SMITH: Okay. Thank you.

16 COMM. KARAZIM: Thank you, sir.

17 CHAIR DAVID: So -- so we -- is there any

18 communications, Donovan?

19 MR. DONOVAN SMITH: We have no further

20 communications.

21 CHAIR DAVID: Okay. And then we're ready to

22 go. So we'd like --

23 COMM. KARAZIM: I didn't see any minutes.

24 COMM. HENK: We didn't see any minutes.

25 CHAIR DAVID: Oh, minutes.

1 MR. DONOVAN SMITH: That meeting, the last
2 meeting was January where we went over the year end
3 2018, so we didn't record that meeting.

4 COMM. HENK: Oh, okay.

5 COMM. KARAZIM: Okay. So I got one more item
6 I have to bring up.

7 CHAIR DAVID: Oh, okay.

8 COMM. KARAZIM: It was brought to my
9 attention about a month ago that the sign we approved
10 for 47 North Saginaw was 32 square feet and we couldn't
11 get the LED manufacturer to make it in that
12 configuration. It ended up 40 square feet.

13 And I want to amendment that decision to say
14 it's okay to move forward with that. So the motion is
15 to amend our decision from 32 square feet to 40 square
16 feet at 47 North Saginaw for the front side.

17 COMM. HENK: I thought we did that.

18 COMM. KARAZIM: I --

19 MR. DONOVAN SMITH: We did a little --

20 COMM. HENK: We didn't do it?

21 MR. DONOVAN SMITH: Well, we didn't do the
22 original for that side but we did do the motion to
23 amend it.

24 COMM. HENK: I thought we amended it.

25 COMM. KARAZIM: No, I called everybody.

1 CHAIR DAVID: So you're offering?

2 COMM. KARAZIM: A motion to amend that
3 decision.

4 CHAIR DAVID: Is there support for that
5 motion.

6 COMM. BURCH: Okay, I'll support.

7 CHAIR DAVID: All in favor?

8 COMMISSIONERS: Aye.

9 CHAIR DAVID: Opposed, nay?

10 And any abstentions? And the reason why.

11 Okay. Thank you.

12 COMM. HENK: I think it's a lovely sign. I
13 love it.

14 MR. DONOVAN SMITH: I do too. I like it.

15 COMM. HENK: It's very nice.

16 CHAIR DAVID: So please welcome. We're
17 small. But you're both part of this presentation
18 today?

19 You're both part of this presentation?

20 MS. BOWER: Yes.

21 MS. THACKERY: Yes.

22 CHAIR DAVID: And so tell us about yourself
23 and what brings you here and all that kind of stuff.

24 MS. BOWER: Do you want me to start so you
25 can have a moment?

1 MS. THACKERY: Go ahead. Sure.

2 MS. BOWER: Traffic, you know.

3 So my name is Mallory Bower, and I serve as
4 the Southeast Michigan Field Representative for the
5 Michigan Historic Preservation Network.

6 And Ellen Thackery is also here. She is our
7 Deputy Director and will be also helping and doing the
8 lion's share of the presentation.

9 But MHPN is the non-profit State-wide
10 organization for historic preservation. So we educate
11 and advocate on behalf of historic preservation
12 throughout the State. And we have been in Pontiac
13 recently in the GM Modern Housing neighborhood, looking
14 around. And I was in communication with Donovan about
15 some questions with the HDC. And so this training is
16 funded through a MSHDA grant that we receive, usually
17 every year.

18 But we wanted to come here because I have not
19 met you as a Commission. I am relatively new in my
20 role at MHPN. I've been here for a little over a year.
21 And so I'm really excited to be here and work with you
22 guys so we can help you continue the work that you guys
23 are doing, stewarding your historical resources in your
24 community.

25 So, briefly, before we get into the

1 presentation -- because I want to leave a lot of time
2 for that -- on the table, you will see some resources
3 that we provide. So first we have our Historic
4 Resource Council Directory. This contains contact
5 information for historic preservation, tradespeople and
6 professionals throughout the State. We do have this on
7 our website as well, digitally, and it will be -- we
8 will be coming out with our 2019 version in May, so
9 next month.

10 But -- so, if you have somebody who's looking
11 for help with windows, we have a section on windows.
12 We have a section on plasters.

13 CHAIR DAVID: So Page 3 here has all these
14 categories?

15 MS. BOWER: Correct, yep. So I always say,
16 you know, the organization -- the companies paid to be
17 included in here, so always encourage people to do
18 there homework, get their estimates, get their
19 recommendations and letters and that sort of stuff.
20 But this is always a great resource and it comes out
21 every year and it's --

22 This is another resource, it's our Lead
23 Resource Guide that we put out in conjunction with
24 MSHDA SHPO. And it's for owners of older properties
25 who may have lead based paint in them. So what you

1 need to know, how to work on lead safe and when you can
2 do work as a homeowner and when you really should
3 contact someone to come in and get a more thorough
4 abatement.

5 Our -- every year, we host a conference.
6 This year we are going to be in Holland. So, if you --
7 we have some information. There's a card and then a
8 actual pamphlet that has all of the presentations. I
9 don't know if you guys want to look around, pass
10 around.

11 We offer discounted rates for volunteers and
12 we do offer scholarships every year as well.

13 CHAIR DAVID: How many days?

14 MS. BOWER: It's really Thursday -- all day
15 Thursday and Friday and then there's usually a half a
16 day. Sometimes they're -- on Saturday it's a half a
17 day. Sometimes it's focused on commission work. But
18 this year we're actually doing a half day workshop on
19 wood window restoration, so --

20 MR. DONOVAN SMITH: Timing.

21 MS. BOWER: So stick around in Holland and
22 it's soon after the Tulip Festival. So, I mean, it
23 won't be chaos and it will be really pretty. So --

24 COMM. KARAZIM: I've taken that from you
25 guys, the wood window restoration.

1 MS. BOWER: Sure. Yeah, so we do offer
2 trades training in addition to, like, our HDC.

3 COMM. BURCH: When is that, again?

4 MS. THACKERY: May 16th to 18th.

5 MS. BOWER: Yes. I did not give the dates so
6 that's a good question. And then, finally, both my
7 cards and Ellen's cards for contact information.

8 So, as you can see, we offer a whole range of
9 resources to Commissioners, to homeowners, to
10 municipalities, to non-profits.

11 Really, if you guys have questions, please
12 reach out to us. We'll be happy to give assistance.
13 So, without further ado, I will turn it over to Ellen
14 so we can dive in.

15 MS. THACKERY: Yeah. So hello, everyone.
16 I'm sorry that I came in right on the nose. I drove
17 from Ann Arbor and I left shortly after 4:00 and I
18 thought it would be plenty of time. But did I take any
19 one's seat?

20 Okay. For now, I'll sit here. We'll jump up
21 and down. But I wanted to -- Mallory introduced the
22 network. And, as she said, we are here to collaborate
23 with you on an ongoing basis. So, if we get -- if we
24 leave some things undone tonight, don't feel like
25 that -- this was it. We do have an upcoming regional

1 training.

2 Would you like to mention that as well?

3 MS. BOWER: Yes. So we are doing a regional
4 training and it's through some of our MSHDA funding.
5 And that will be May 6th, 6:30 until 9:00 and
6 Northville Township will be hosting us.

7 MS. THACKERY: Yeah. So it's going to be
8 similar to this. But every training is slightly
9 different, right?

10 So, if you feel like -- depending on how
11 tonight goes, if you feel like, "Oh, I could really use
12 a little more on this" or "I'd really like to hear this
13 part again", know that you're welcome to that as well.

14 So what we wonder was, normally with these
15 trainings, normally what we do is we'll talk very
16 briefly about your ordinance, any changes or anything,
17 or anything that's unusual from State law. And we'll
18 talk about that briefly and then we usually go right
19 into decision making and best practices, standards.

20 And then -- and then we usually will do a
21 case study or two. And then there's usually like a
22 Part 2 where we get into more like demolition by
23 neglect, notice to proceed and appeals. That's
24 normally how our workshops go.

25 But we wanted to ask you guys, because your

1 ordinance is a little bit more out of the ordinary than
2 most that we work with. And so I'm wondering --

3 COMM. KARAZIM: Gee, I'm so surprised.

4 MS. THACKERY: So I'm wondering --

5 COMM. KARAZIM: It's his fault.

6 MS. THACKERY: Mallory and I were wondering
7 how much time -- we're being looking to you to adjust
8 that agenda. Because, if we spend a lot of time on the
9 ordinance, which we can do, we're happy to do that,
10 just know that we probably won't get all the way
11 through the appeals and the notice to proceed and
12 stuff. So I'm looking at you to tell me.

13 COMM. KARAZIM: Ordinance and basic stuff
14 comes from him. In other words, he lays out
15 appropriateness. He lays out is it contributing. And
16 most of that's all laid out by the time it gets to us.

17 MS. THACKERY: Okay.

18 COMM. KARAZIM: With suggestions. And then
19 we just butcher what he says.

20 MS. THACKERY: And do what you want?

21 COMM. KARAZIM: And do what we want.

22 MS. THACKERY: Okay?

23 CHAIR DAVID: But are we so unique, you mean?

24 MS. THACKERY: Well, your ordinance -- I
25 mean, we can make this really simple. What we would

1 recommend is that you do a more State compliant
2 ordinance. Because, right now, your ordinance is
3 pretty much out of compliance with the State and
4 everything.

5 CHAIR DAVID: Oh, well, that's important to
6 know.

7 MS. BOWER: That's part of what Donovan and I
8 have been talking about recently.

9 COMM. KARAZIM: Which parts?

10 MS. THACKERY: So I don't want you to think
11 like all the work we've been doing is not --

12 COMM. KARAZIM: No. We're on limited time,
13 so if we can move this forward --

14 MS. THACKERY: Sure.

15 COMM. KARAZIM: -- that's great.

16 MS. THACKERY: So what -- I mean, what you're
17 operating under it's you have a lot of the powers that
18 you would normally have but there are some -- there are
19 some things --

20 Mallory, is this how you want to do this; do
21 you want to do the --

22 MS. BOWER: Yeah, I can sit here.

23 MS. THACKERY: Okay.

24 MS. BOWER: Would you like me to pull up the
25 ordinance.

1 MS. THACKERY: No, no, that's okay.

2 COMM. KARAZIM: Start in. Let's just go.

3 MS. THACKERY: But, if you go to the --

4 because I -- one of the first slides is --

5 You already did that. We don't need to do

6 that.

7 We can come back.

8 COMM. HENK: Is there cliff notes to what

9 ours are compared to -- like, why are we out of

10 compliance?

11 MS. THACKERY: So here are some -- really, so

12 from the beginning of your ordinance -- normally, you

13 lay out a purpose and then you get into definition and

14 then it gets more into how to administer the district

15 and it gets into who is on the commission, who serves,

16 what's their terms, and all those kinds of things.

17 Your -- how the Commission itself is

18 appointed and operates, that's fine; that's all within

19 State compliance. I know that --

20 Donovan, right?

21 MR. DONOVAN SMITH: Um-hmm.

22 MS. THACKERY: We spoke on the phone.

23 MR. DONOVAN SMITH: Yes.

24 MS. THACKERY: But I'm sorry I haven't met

25 you yet.

1 MR. DONOVAN SMITH: Yeah.

2 MS. THACKERY: Hi.

3 MR. DONOVAN SMITH: Hi, Ellen.

4 MS. THACKERY: So Donovan, Mallory and I
5 talked about how one seat that's hard to fill is that
6 architect seat. So we did talk about that. But
7 there's nothing unusual about that either. So the way
8 your Commission is appointed, the way your Commission
9 does it's terms, all those things are fine. But
10 we're -- but we do get into some areas where -- like,
11 your purpose isn't as in line with State law as it
12 could be.

13 A lot -- I feel that you're missing a lot of
14 key definitions. One thing that State law, as
15 amended -- and I suspect you guys have had your
16 ordinance for a while and that's probably why it
17 probably hasn't quite been updated.

18 PA 169 of 1970 has been amended a few times.
19 And I just suspect that your ordinance has not been
20 amended in steps is what I suspect had happened.

21 So some of the key ordinance definitions, for
22 example, just to look at definitions that you're
23 missing, like I didn't see in your ordinances, I didn't
24 see anything about demolition by neglect. Correct me
25 if I'm wrong because I only read it once or twice. So,

1 if I missed some things --

2 I didn't see the language -- the term called
3 notice to proceed. You guys do have -- at one point in
4 your ordinance, you do have the place where there's
5 four criteria that the Commission will approve if
6 these -- one of these is present, one of these
7 conditions is present and the work being proposed will
8 remedy the situation. So you have the language there
9 and you have the four conditions that are in line with
10 the State Enabling Act but it's not called demolition
11 by neglect.

12 But a more -- maybe a more important
13 definition that I -- I felt we were missing is you
14 don't -- your ordinance does not differentiate, really,
15 between repair and work. So you guys have like
16 ordinary maintenance and repair as one definition and
17 then there's no later definition of what work is.

18 And current State Enabling -- the current
19 State Enabling Act and the language differentiates
20 between ordinary maintenance and work. And work is
21 going to change the appearance of the resource. And
22 that's what differentiates it.

23 CHAIR DAVID: For me, could you give an
24 example of both of those?

25 MS. THACKERY: Sure. So, in this -- in

1 the -- in the model ordinance -- and I know Mallory
2 shared it with Donovan probably just today or
3 yesterday.

4 COMM. KARAZIM: I knew it was going to be
5 your fault.

6 MR. DONOVAN SMITH: It's always my fault.

7 MS. THACKERY: Yeah. So, for example, so
8 ordinary maintenance -- excuse me. In the model
9 ordinance, ordinary maintenance means keeping your
10 resource unimpaired and in good condition through
11 ongoing minor intervention. Ordinary maintenance does
12 not change the external appearance of the resource
13 except through the elimination of the effects of
14 weathering.

15 So it's setting up that expectation that, if
16 I'm doing maintenance, it's just I'm using
17 like-for-like materials, it's not changing -- it's not
18 changing the appearance of the resource.

19 Whereas, when you read the definition of
20 work, work means construction, addition, alteration,
21 repair, moving, excavation or demolition.

22 MR. DONOVAN SMITH: Got you.

23 COMM. BURCH: I'm sorry.

24 MS. THACKERY: Yes?

25 COMM. BURCH: When you say "work", say, for

1 MR. DONOVAN SMITH: So usually --

2 MS. THACKERY: Go ahead.

3 MR. DONOVAN SMITH: Usually what we do, if
4 it's like-for-like, so similar materials, we will do
5 those administratively.

6 CHAIR DAVID: Okay.

7 MR. DONOVAN SMITH: So we usually bring to
8 this Board what you're defining as work.

9 MS. THACKERY: Not it.

10 MR. DONOVAN SMITH: Maintenance and repairs,
11 we address administratively.

12 CHAIR DAVID: See, I have often thought that
13 Pontiac is little different than some of the other
14 communities. We don't do a -- we don't have a
15 proactive stance, we have a reactive. People come to
16 us. Proactive is are people in the historic areas
17 really meeting the test and we kind of -- because of
18 Pontiac, the way -- the economics of Pontiac, we kind
19 of treat it a bit differently. Am I clear on what I'm
20 trying to say?

21 COMM. KARAZIM: Yeah, yeah, yeah. What he's
22 saying is we've been so poor for some of these
23 neighborhoods for so long, that the Commission hasn't
24 been involved. You know, people went in and Monday
25 morning it's aluminum sided where Friday night it

1 wasn't, or windows or porch or --

2 CHAIR DAVID: We just had a fellow just come
3 in who, on his own, came to see us but his neighbors
4 didn't come to see us and they did --

5 COMM. KARAZIM: And that's the first
6 objection.

7 CHAIR DAVID: And they said, "Why do I have
8 to follow" -- he didn't say it but many say, "Why do I
9 have to follow when the rest of the neighbors didn't?"

10 MR. DONOVAN SMITH: And that's the argument
11 with a lot of the applicants is, "Why am I going
12 through this when I know for a fact my neighbor didn't
13 go through it?"

14 COMM. BURCH: I don't want to get off track.
15 But what do other cities do that?

16 MS. THACKERY: Well, you're not alone in
17 that. You're not alone in that Commissions often do
18 look to neighbors to say, "Hey something's going on
19 next door. What" -- you know, "What" -- "I think my
20 neighbor's doing something." And the neighbor will
21 call Donovan and say, "Hey what's going on?" I don't
22 know how often you may get those calls.

23 MR. DONOVAN SMITH: Frequent.

24 MS. BOWER: Okay. So you're not alone in
25 that. A lot of Commissions -- because, certainly, you,

1 as a body, cannot be policing every single house that's
2 out there, right? So we do rely, to an extent, on
3 folks, about -- out and about the community, right?
4 Other neighbors, building inspectors, if they happened
5 to be doing a driveby on a different property, they'll
6 say, "Hey, Donovan, something's going on over at", you
7 know, such and such building. So you're not alone in
8 that.

9 MR. DONOVAN SMITH: And we do get code
10 enforcement calls, you know, as they go through these
11 neighborhoods and they do catch it. They do cite them
12 and get them to come in and, if not proactively,
13 retroactively, fill out their applications.

14 MS. BOWER: I just want to touch on the
15 enforcement between the Pontiac ordinance and --

16 MS. THACKERY: Sure.

17 MS. BOWER: -- the Enabling Act.

18 MS. THACKERY: Sure.

19 COMM. KARAZIM: Well, that's a problem we've
20 had for -- since the administration from the State,
21 enforcement's really tough, really tough. In fact, we
22 have threatened our planners to come up with a list of
23 all the things that we've talked about for the last --
24 what are we in guys? Five years.

25 COMM. HENK: Uh-huh.

1 COMM. KARAZIM: To find out what happened
2 with our decisions, were they carried out, did they do
3 it anyways, did they stop them, did they -- and we
4 still don't know.

5 MS. THACKERY: So, when you say the State,
6 you're talking about when you were under State --

7 MR. DONOVAN SMITH: Management.

8 CHAIR DAVID: State management.

9 MS. THACKERY: -- management?

10 COMM. KARAZIM: Yeah.

11 MS. THACKERY: Thank you. Okay.

12 COMM. KARAZIM: And we've had a --

13 COMM. HENK: Emergency manager.

14 MS. THACKERY: Yes.

15 CHAIR DAVID: We've had so many employees
16 pre-this than we have now.

17 MS. THACKERY: Sure.

18 CHAIR DAVID: I mean, you know --

19 COMM. KARAZIM: A couple hundred.

20 COMM. HENK: Oh, yeah.

21 CHAIR DAVID: Yeah. And now we -- I don't
22 know how many.

23 Do you have a sense?

24 MR. DONOVAN SMITH: (Shakes head.)

25 COMM. HENK: Speaking of windows --

1 COMM. KARAZIM: Yeah, they filmed the Wizard
2 of Oz here.

3 COMM. HENK: Could I -- I just would like to
4 ask a question.

5 MS. THACKERY: Sure.

6 COMM. HENK: So this guy that was right
7 before you came in wants to work on his windows and his
8 porch. Would that be a replacement, then, or would
9 that be work?

10 MS. THACKERY: It depends on what he's
11 proposing. What is he proposing?

12 COMM. HENK: We're going to make him put back
13 what was supposed to be here, basically.

14 COMM. KARAZIM: Here's the point. This,
15 what's here now, is something that was added probably
16 within the last 40 years. This house is 100 years old.
17 50 years. So, if he says, "Well, I'm replacing apples
18 with apples", it still isn't correct.

19 COMM. HENK: But, if you look at the houses
20 next, it's pretty darn close. Because look at this.
21 Now look at this. Right? It's almost identical. Look
22 at this.

23 MR. DONOVAN SMITH: And when I --

24 CHAIR DAVID: Would you like to see?

25 MS. THACKERY: I was looking for --

1 COMM. HENK: I guess I'm a little confused
2 on, where do you draw the line about replacing and
3 work?

4 COMM. KARAZIM: Yeah, we've watched -- or
5 I've watched several levels of restoration, especially
6 on TV with steel case and blah, blah, blah, and Frank
7 Wright-house and blah, blah, blah, blah, blah, blah.
8 And the whole secret is who flips that coin to say this
9 is the point where we're going to restore to? Some say
10 day one. Some say, you know, whatever the last --

11 You know, for example, downtown, I've got a
12 building that was built probably somewhere in the
13 1870s. But, in the 1930s, the facade was ripped off
14 and it's now more modern, like art deco-ey. So I want
15 to restore that facade. Where do I restore it to?

16 MS. THACKERY: So a philosophical, it looks
17 like we went to sleep or something.

18 COMM. KARAZIM: Oh, no.

19 MS. THACKERY: So, philosophically, the
20 question is approach, right? So what the standards --
21 what the Secretary of Interior Standards say is --
22 because the set of the standards we use is
23 rehabilitation.

24 The rehabilitation standards say, if changes
25 have happened to the building over time and if they

1 have achieved significance in their own right, then
2 they should be kept.

3 So, for example, the City of Howell, they
4 have an opera house was from the 1890s and then I want
5 to say in the '20s or '30s it got --

6 COMM. KARAZIM: Modernized.

7 MS. THACKERY: -- modernized, right?

8 So they too were struggling with this. Do we
9 bring it back to the 1890s? The answer is actually no.
10 You would actually -- by the standards, you would
11 respect the materials that's been there now since say
12 the 1930s, it's been there, it's been in place and
13 helping to tell the story of that building.

14 So the rehabilitation standards --
15 preservation has four treatments. There's
16 preservation --

17 MS. BOWER: On Page 6 in your manual.

18 CHAIR DAVID: Oh --

19 COMM. HENK: Thank you.

20 CHAIR DAVID: -- that page. Okay.

21 MS. BOWER: The rehab standards.

22 CHAIR DAVID: Okay.

23 MS. THACKERY: There's four treatments.

24 There's rehabilitation, preservation, reconstruction or
25 restoration. And I feel like what you're kind of

1 getting to is the question of restoration. But, as a
2 Commission, that's actually not what's on our table.
3 What's actually on our table is the standards for
4 rehabilitation.

5 COMM. KARAZIM: Okay.

6 MS. THACKERY: So, if that house -- if --

7 COMM. KARAZIM: Here's -- let me put this
8 into realtime. In realtime is they want to change the
9 aluminum siding. Now, based on what you're saying is
10 that's okay, change it to blue instead of cream, not
11 well, if you take the aluminum siding off, you have to
12 put the cedar back on or you have to fix the cedar and
13 paint it or --

14 COMM. BURCH: And that's what we've been
15 doing.

16 COMM. KARAZIM: That's what we've been going
17 through.

18 MS. THACKERY: And that's a fine approach.
19 Once the person -- so the person -- so the applicant
20 comes to you and they propose work, right?

21 COMM. KARAZIM: Yep.

22 MS. THACKERY: You can never say to an
23 applicant, unless we're talking about -- I know Donovan
24 was talking about you guys are trying to step up your
25 blight issues. So that can come from a proactive place

1 where I can say, "This needs to be done here because
2 you're under" this violation. But, strictly from a
3 historic district standpoint, we can't go to people and
4 say, "You need to -- we have some old pictures of this
5 house and we know what the porch used to look so you
6 need to fix it to this." Right; you can't make a
7 person do that, right, you all agree with that?

8 COMM. HENK: That's what we're asking.

9 MR. DONOVAN SMITH: And that's restoration.

10 MS. THACKERY: And that's restoration and
11 that's something we can't -- I can't go to Mallory
12 completely unbidden, she didn't come before me or
13 anything, I just go to her and say, "You need to fix
14 your porch", right?

15 But, if Mallory comes to me and says, "I'm
16 proposing some work here. And this is what I'm
17 proposing" and she tells us a little bit about what
18 she's proposing, you, as a Commission, can then say,
19 "Okay. What are you basing this work on?"

20 If Mallory says, "I'd like to restore the
21 porch." I have a photo from, you know, back before
22 this porch was put on, I have a photo from, you know,
23 the 1920s and it shows me, in pretty good detail, what
24 this porch would look like, as a Commission you can
25 say, "Yes, that would be fine. You have documentation,

1 yes."

2 But, if you have no documentation and she
3 just says, "I just think it would be nice if I put some
4 pillars" and she shows you the pillars and she says
5 "I'd like to put some trim here" and "I'd like to do
6 some fancy skirting board on here", that's when, as a
7 Commission, you kind of say, "What do you have for
8 documentation?"

9 Because, if you're treating this as if it's a
10 restoration, you better have some documentation to
11 restore to. If you have no documentation to --

12 CHAIR DAVID: What's an example of
13 documentation for siding?

14 COMM. KARAZIM: A picture.

15 COMM. HENK: Pictures.

16 CHAIR DAVID: Pictures from 1940?

17 COMM. HENK: Uh-huh.

18 COMM. KARAZIM: From anywhere.

19 MR. DONOVAN SMITH: Just a point of
20 reference.

21 MS. THACKERY: Yeah.

22 COMM. HENK: We've had --

23 COMM. KARAZIM: Whether it's original --

24 CHAIR DAVID: So what does that say about our
25 decision-making over the last years?

1 COMM. KARAZIM: Well, I was just going to get
2 into that.

3 COMM. HENK: We're fairly consistent.

4 COMM. KARAZIM: Because what happens -- now,
5 we just had a couple people come in, they don't want to
6 fix the porch, they want to build a dock.

7 COMM. HENK: A deck?

8 COMM. KARAZIM: A dock. I mean, we're
9 talking about a whole wolmanized dock.

10 COMM. HENK: Yeah. No, you're right.

11 MS. THACKERY: On the front of the house?

12 COMM. KARAZIM: On the front of the house.

13 MS. THACKERY: Yeah. Okay.

14 COMM. KARAZIM: I mean, they've got the whole
15 for example we had one that had the original brick
16 cement slab stairs going up and they want to do the
17 whole front of the house in this dock.

18 MS. THACKERY: Okay.

19 COMM. KARAZIM: And --

20 COMM. HENK: They couldn't understand why we
21 said no.

22 COMM. KARAZIM: -- help me just define that
23 situation with what you're saying.

24 MS. THACKERY: So they have what is existing
25 now. So what we always do -- and we can get into this

1 in the presentation. We won't go there yet, though,
2 Mallory, because --

3 MS. BOWER: Yeah. I was just waking it up.

4 MS. THACKERY: Oh. So what we always do, as
5 Commissioners -- and we'll get into this -- is we
6 always look -- we look at the nature of the proposal
7 before us and we look at the resource. And we say,
8 "Okay. What are the character defining features of
9 this resource? What is historic on this property right
10 now?"

11 COMM. KARAZIM: This was an English tutor, so
12 it was very -- steel casement.

13 MS. THACKERY: So we look at that and we say
14 okay, so as part of your preparations -- and we'll get
15 into this and so, when we do, we'll kind of go through
16 it fast. But, as part of your preparations, we look at
17 the application, we look at what they want to do, we
18 look at the nature of what they're trying to do and
19 what their goal is. And then we look at, if you have
20 time to do a site visit or you happen to know the
21 property or if you look at pictures, if Donovan has
22 pictures for you, and you say what are the character
23 defining features of the property and what are the
24 historic features?

25 And then you look at what their proposal is

1 and what historic fabric is still remaining. And you
2 look at -- the question is what effect is the work
3 they're proposing going to have on the historic
4 materials that are there.

5 And then the secondary question is what
6 effects does the work you're proposing have on the rest
7 of the district. It's both, right? It's not just the
8 resource. You're also always, in your mind, as
9 Commissioners, thinking about what's the effect going
10 to be on its neighbors and the larger district.

11 I'm sorry.

12 COMM. BURCH: No, no. Excuse me. One thing
13 I don't understand is that how far do we go back --
14 going back to Rob's question, if you have aluminum
15 siding on a house and it was put on in the '70s and
16 someone wants to change it now and put on a different
17 type of siding and now they want to put on vinyl
18 siding, well, we don't agree with the vinyl, so we know
19 we don't go with vinyl. What do we do in a situation
20 like that? We tell them no, if you want to make a
21 change, you have to go back to wood? Because that's
22 under there, is clapboard wood.

23 MR. DONOVAN SMITH: I'm sorry.

24 MS. THACKERY: Yeah, go ahead.

25 MR. DONOVAN SMITH: And, to follow up with

1 that question, are we in good standing where we draw
2 that line in the sand at vinyl? Where, like you said,
3 okay, so they have aluminum siding. They can propose
4 all these other materials and we can consider them but
5 our line in the sand, you know, when it comes to vinyl
6 is no.

7 MS. THACKERY: Okay. So I think we should go
8 through the standards. If we can, hold that question
9 and almost treat that as a case study. We can throw
10 the case studies we have out the window and we can use
11 this as a case study.

12 COMM. KARAZIM: Okay.

13 MS. THACKERY: Okay.

14 Donovan, will you help us remember to do
15 that?

16 MR. DONOVAN SMITH: Yes.

17 MS. THACKERY: Okay. So, before we move
18 forward, before we leave this idea of your ordinance, I
19 just want to know how you want to handle this. Do you
20 want to talk more about your ordinance or should we
21 leave that for another day? Because Mallory and I --

22 CHAIR DAVID: Another day. But could you
23 offer a suggestive model.

24 MS. THACKERY: Yes, absolutely. Mallory's
25 done that.

1 CHAIR DAVID: Okay. A suggested model. And,
2 for us rookie -- I'm a rookie -- that we can explain to
3 the City Council or others what we have in mind and why
4 the change is required.

5 MS. THACKERY: Absolutely.

6 CHAIR DAVID: Yeah. We just --

7 COMM. BURCH: Quick question. Excuse me.
8 With our ordinance right now, if someone was to appeal
9 it, would we lose because of the way our ordinance is
10 written; is it that far out of date or not in
11 compliance with State law?

12 MS. THACKERY: I have never heard of someone
13 losing an appeal because their ordinance is not in
14 compliance.

15 COMM. BURCH: Okay.

16 MS. THACKERY: That's not -- I've never heard
17 of that.

18 COMM. BURCH: All right.

19 MS. THACKERY: What they really look at is
20 procedure. And what they really look at is, are you
21 applying the standards, are you making defensible
22 decisions. So we could certainly ask Amy Arnold that
23 question at the State Historic Office, just to know
24 that. I have not heard of it, though.

25 So -- but what updating your ordinance would

1 do is it would get you in compliance with State law, it
2 would give you some -- some abilities that you don't
3 have currently. Like we talked -- you know, we have --
4 your appeals process, as it is in your ordinance,
5 doesn't -- I don't really understand what your appeals
6 process is.

7 COMM. KARAZIM: We don't either but we won't
8 get into that.

9 MS. THACKERY: Okay. So there's the appeal
10 process that seems a little funny to me; that isn't
11 clear to me. The -- you also -- and this is just sort
12 of a minor point but it could matter. The State law
13 allows you to take 60 days. So, from the time Donovan
14 deems an application complete and gets it on to you,
15 State law gives you 60 days. As I read your ordinance,
16 you only give yourself 30 days.

17 MR. DONOVAN SMITH: To have the hearing.

18 MS. THACKERY: To make a decision. So, from
19 the time the application is stamped complete to when
20 you say yes, no or --

21 CHAIR DAVID: The 30 days has value in that
22 people don't to wait. They're antsy.

23 COMM. HENK: We try to get them going as fast
24 as we can.

25 COMM. KARAZIM: Have you heard of that where

1 we're very seasonal.

2 MS. THACKERY: Yes. What I would say,
3 though, is, that's very admirable and I always
4 encourage Commissions to work with people because we're
5 all property owners. We're all neighbors. We all want
6 to respect each other. But what I'm saying is that
7 30-day window really puts it -- that's really tight.
8 Because, if you have -- around the holidays or
9 something, if you didn't have a meeting, you would have
10 to act like --

11 And the other thing it can do is in
12 situations where you feel like you might need a little
13 more information, like "We really want to understand
14 these windows a little better" or "We want them to
15 bring samples in" or something like that, having that
16 30-day ticker is tight. And so what I would say is --

17 COMM. KARAZIM: So it's more like a safety
18 net is what you're saying?

19 MS. THACKERY: It really is. I think, to
20 give yourselves 60 days -- if you continue to act in 30
21 days, that's wonderful. But, if there's a complicated
22 application and you really want to -- because you
23 should know that postponing an application to a date
24 certain, so saying, "Let's postpone this until next
25 month", that's not an action. So if you don't --

1 COMM. HENK: We've done that.

2 MS. THACKERY: Actions are approve, deny or
3 notice to proceed. Postponing to a date certain is not
4 action.

5 MR. DONOVAN SMITH: And tabling isn't.

6 MS. THACKERY: Tabling is postponing, right?
7 So it's not an action by State law.

8 COMM. HENK: Oh.

9 MS. THACKERY: You can issue a notice to
10 proceed. But there's another thing in your ordinance,
11 you don't have that language. But you have the
12 opportunity to do it, you just don't have the language.
13 So there are just some funny things in your ordinance
14 that, in order to -- I would encourage you to think
15 about there's that 60-day -- sort of this that 30-day
16 rush that you're giving yourselves a little
17 unnecessarily, I would say. There's the appeals
18 process is not clear, I would say.

19 COMM. KARAZIM: Does the appeals process come
20 to us; who does the appeals go to?

21 MS. THACKERY: Typically --

22 MR. DONOVAN SMITH: I haven't seen any.

23 COMM. HENK: We've never had an appeal.

24 MS. THACKERY: So -- and that's what's
25 unclear in your ordinance. And so, I mean, Mallory and

1 Donovan, they can work through that, and I can
2 certainly help with that too. But your current appeals
3 process isn't clear to me.

4 MS. BOWER: It goes to the Zoning Board or
5 something, right?

6 MS. THACKERY: It says --

7 COMM. HENK: The Zoning Board of Appeals.

8 MS. THACKERY: -- almost as if it were a
9 zoning appeal is how I read it. But I didn't
10 necessarily read that it goes to that appeal board.

11 MR. DONOVAN SMITH: The Zoning Board of
12 Appeals is appeals by City -- no, they go to Circuit
13 Court for appeals.

14 MS. THACKERY: So that language -- I don't
15 know if you the ordinance handy. But that language is
16 a little unclear to me, how that works. And, at the
17 end of this conversation, we can certainly talk about
18 that.

19 CHAIR DAVID: If you'll go to page 6 next
20 before you -- you're going to go to the Department of
21 Interior things; is that what you're doing next?

22 MS. THACKERY: We're going to do the
23 standards, yes.

24 CHAIR DAVID: Yeah. So just give me a frame
25 of reference. How many of these kinds of Commissions

1 are there in the State?

2 MS. THACKERY: Oh, 70 --

3 COMM. KARAZIM: Why are you pointing at me?

4 MR. DONOVAN SMITH: I only know one like this
5 guy.

6 MS. THACKERY: 78.

7 MS. BOWER: 78. And how many have a code
8 that you're describing.

9 MR. DONOVAN SMITH: That complies with the
10 State?

11 COMM. HENK: 77?

12 MS. THACKERY: No, I wouldn't say that, no.
13 Because Romeo is -- Romeo doesn't have binding. But
14 Romeo operates a little funny. Traverse City is
15 slightly out of compliance, not bad but slightly. So
16 there's, I would say a handful, probably.

17 CHAIR DAVID: Why do you think we've never
18 known that we're out of compliance?

19 COMM. HENK: Well, that's obvious.

20 MS. THACKERY: I'm not sure. I mean, I don't
21 know. I don't know. It seems like your ordinances
22 were touched in about 2013 so it wasn't clear.
23 Because, when I was reading your ordinance, it looked
24 like some things changed in the ordinance in 2013, and
25 so I thought, "Oh, that was a real opportunity."

1 MR. DONOVAN SMITH: And that might have been
2 Wade Trim.

3 COMM. KARAZIM: It could have been the
4 emergency manager, too.

5 MR. DONOVAN SMITH: Yeah.

6 MS. THACKERY: And you guys, as a --

7 MR. DONOVAN SMITH: He --

8 MS. THACKERY: -- community --

9 MR. DONOVAN SMITH: -- did --

10 MS. THACKERY: -- have --

11 MR. DONOVAN SMITH: -- a lot --

12 MS. THACKERY: -- been --

13 MR. DONOVAN SMITH: -- of --

14 MS. THACKERY: -- through --

15 MR. DONOVAN SMITH: -- crazy --

16 MS. THACKERY: -- a lot.

17 MR. DONOVAN SMITH: -- stuff.

18 COMM. KARAZIM: Yeah, they did a general
19 update.

20 MS. THACKERY: Yeah. So it makes sense to me
21 that some things have fallen off the radar because you
22 guys have been through so much. You know, and Highland
23 Park, for example, they're just getting their systems
24 back online, how we're going to do our inspections, and
25 you know, I get it. In Flint, we work with Flint, too.

1 So we -- it just -- we're just bringing it to your
2 attention so that, if you have an opportunity, if the
3 climate is right in town for you to be thinking about
4 an ordinance update, this would be a really good thing
5 to do, it would be really, really positive for a couple
6 reasons because it also would get you to your
7 enforcement --

8 And that gets to the heart of one of your
9 questions or one of your concerns is your ordinance, as
10 it currently is, it doesn't really allow for violations
11 through the Historic District Commission. Maybe you
12 guys are handling it through the building.

13 MR. DONOVAN SMITH: We try to handle it
14 through Code Enforcement. But that's part of the
15 issue. It doesn't always touch on these issues
16 specifically. So it's kind of a fine line.

17 MS. THACKERY: Right. And, in all the
18 communities that work with -- I don't know if Mallory
19 can think of any exceptions. In all the communities I
20 can think of, they do handle their violations through
21 their Building Department, so that's not unusual at
22 all.

23 But, having your -- having some language in
24 there about violations in your ordinance is really
25 useful. Because it gives you a little extra protection

1 for your resources.

2 CHAIR DAVID: Before we go on, let me go.

3 MS. THACKERY: Sure.

4 CHAIR DAVID: We have five, I think, historic
5 districts. Is that unique?

6 MS. THACKERY: No.

7 COMM. KARAZIM: We have seven.

8 MS. THACKERY: You have several and then you
9 have some single resource ones.

10 CHAIR DAVID: Yeah, I didn't count the single
11 resource ones.

12 MS. THACKERY: Yeah, that's not unusual.

13 CHAIR DAVID: Okay. Let's rock'n'roll.

14 MS. THACKERY: Okay. So I'm just laying that
15 out there as -- yes?

16 MS. BOWER: So one -- I will send you guys
17 the model ordinance language, which is a little bit
18 easier to like wade through. But I do want to refer to
19 you Page 47 in this manual. It does have PA 169, which
20 is the Enabling legislation for local historic
21 districts.

22 COMM. KARAZIM: So who does this go in front
23 of; does this go in front of City Council?

24 MR. DONOVAN SMITH: If we do decide to change
25 the ordinance, yes, it will go before City Council as a

1 zoning text amendment to the municipal code.

2 COMM. KARAZIM: Okay.

3 MR. DONOVAN SMITH: Yes.

4 MS. THACKERY: So that can give you an idea
5 until I get to that language. But I just wanted to
6 refer --

7 COMM. HENK: I'll going to steal this back.
8 I just had my notes on the back.

9 MS. THACKERY: Of course.

10 MR. DONOVAN SMITH: So, just for
11 clarification, if we do decide to proceed with this
12 change, we'll likely be emulating this PA 169 --

13 MS. THACKERY: Um-hmm.

14 MR. DONOVAN SMITH: -- that's on Page 47?

15 MS. THACKERY: Yeah.

16 MR. DONOVAN SMITH: Okay.

17 MS. THACKERY: What the State Historic
18 Regional Office does is they have manual, a great
19 manual by the way, it's available online at
20 michigan.gov/shpo in one of the local historic
21 districts area. And there is -- Mallory has given
22 Donovan the link to the model ordinance. But, as
23 you're saying and Mallory is saying, there is the State
24 Enabling Act. And then what the State has done is they
25 drafted up a model ordinance that any community can

1 the State tax credits back, how far back do you
2 think -- I mean, will it be just from there going
3 forward?

4 MS. THACKERY: Yes, I doubt it will be
5 retroactive, unfortunately.

6 MS. BOWER: But it does allow for residential
7 tax credits going forward. So a huge help.

8 CHAIR DAVID: It's been accepted or it's --

9 MS. BOWER: We're working on it.

10 CHAIR DAVID: You're working on it, okay.

11 MS. BOWER: And, at the end, we'll give a
12 pitch to have your City Council pass a resolution in
13 support of the reinstatement. But --

14 CHAIR DAVID: That's great.

15 MS. THACKERY: Yep. So -- so -- okay. Can
16 we flip back just a few --

17 MS. BOWER: Sure.

18 MS. THACKERY: I want to make sure we didn't
19 miss anything crucial. You guys know why you do the
20 job you do. And we thank you for doing the job you do
21 and we know it's really hard and it's volunteering and
22 no one ever say thank you, so we say thank you.
23 Because we know that what you do is important to your
24 community.

25 Because we know that preservation is economic

1 development, we know it's placement gain, we know, for
2 all those reasons, our placement matter. They matter
3 to our communities. We are creating jobs. We are
4 creating economic development. It's a really effective
5 economic development strategy, when we have buildings
6 and we preserve our places for on the sustainability
7 front, on the -- you know, the cultural front, on the
8 economic front, for all those reasons, for that triple
9 bottom line, it absolutely makes sense that we do what
10 we do.

11 Can we flip back? Because I just want to
12 make sure -- we don't need that. Okay. Let's flip
13 forward. Back one more.

14 This, why is it so important? And this sets
15 the table for talking about the standard. Because what
16 we do to these buildings, whatever we approve or deny,
17 what we are doing as we are ultimately determining how
18 that property is understood. I don't know about you
19 all but I learned a ton more in my architectural
20 history classes than I ever learned in a history class.
21 Because the architecture tells the story of a
22 community, it tells us. Once we can start to read it,
23 it tells us what's happening in our community and what
24 matter to the people who lived here and where we're
25 going.

1 And we can see like when the big boom was, we
2 can see where the busts were. So our architecture
3 really tells a story. And so the work that you do
4 helps determine how that story gets told.

5 So, yep, if you go to the next one. So --
6 yes.

7 So your job as a historic district
8 Commissioner. So what you tasked with doing, as you
9 know, is protecting and preserving the historic
10 material. So the material that is there, the fabric
11 that is still there, you are to protect it. And, to do
12 that, your goal is to make defensible decisions. You
13 are reviewing -- now, we say all exterior changes in
14 local historic districts. I understand, by your
15 current ordinance, it's really by street views.

16 But that is another difference between State
17 Enabling Act and your ordinance is, by State law, you
18 can be reviewing all four sides.

19 COMM. KARAZIM: Well, do you know why we do
20 that?

21 Is this worth a conversation?

22 Here's what's happening --

23 COMM. HENK: I don't even know if our
24 ordinance says that but we've kind of done that.

25 COMM. KARAZIM: Here's what's happening.

1 MS. THACKERY: It does say it.

2 COMM. HENK: It does? Okay.

3 MS. THACKERY: I only know that because I
4 read it today.

5 COMM. KARAZIM: Yeah, that was Arthur Mullen.

6 COMM. HENK: Okay.

7 MS. THACKERY: The language is by street.

8 COMM. KARAZIM: We have two fashions in the
9 City. One is let's tear it down and one is no, you're
10 not because we have authority. So, to get some of
11 these or to get a lot of these houses back on the tax
12 roll, however you want to say, occupied, cleaned up,
13 we've made some allowances. I don't know how you want
14 to --

15 COMM. HENK: Choices.

16 COMM. KARAZIM: Choices. So that, right now,
17 we're dealing with the front of the house. And, if
18 they can get it through the City to get it approved and
19 blah, blah, blah and blah, blah, blah, that seems to be
20 our goal. It's either that or get it torn down.

21 MS. THACKERY: Okay.

22 COMM. KARAZIM: We have one person in our
23 administrative authority that loves the words, "Oh, I
24 didn't know that" or "I didn't realize it was" or --
25 and we -- there's some really wonderful houses, not a

1 lot. I think, maybe at the most, a half a dozen but --

2 CHAIR DAVID: In appreciation, for example,
3 we have a State hospital here. And I have not seen the
4 one this Traverse City but I hear it's just wonderful.
5 And yet here it was torn down. And could we have done
6 something if we would have been more proactive?

7 COMM. KARAZIM: Do you know who got that tore
8 down?

9 Hubert Price. Do you know why he had it torn
10 down?

11 CHAIR DAVID: I can imagine -- or guess.

12 COMM. KARAZIM: Because the City had decided
13 it's an okay place for a prison. And Hubert did not
14 want a prison in downtown Pontiac.

15 MR. DONOVAN SMITH: They wanted to repurpose
16 it as a prison?

17 COMM. KARAZIM: Prison, uh-huh. I don't know
18 if it was State or Federal.

19 CHAIR DAVID: I didn't know that. Do you
20 know that Kenny?

21 COMM. BURCH: No, I've never heard of it.

22 COMM. KARAZIM: That was from Hubert's mouth.

23 CHAIR DAVID: Anyhow, go ahead on the -- on
24 the --

25 COMM. HENK: So, for us, it was a matter of

1 does the house get torn down or do people that barely
2 are scraping the money together to do a house do it.
3 That's kind of where we were sitting with it. We
4 didn't want to see them torn down. So --

5 COMM. KARAZIM: There are a lot of
6 communities where they take this stuff extremely
7 serious. Like we told Kenny, he could put vinyl on the
8 back of his house. Kenny has an old mansion that's
9 very, very well maintained.

10 COMM. BURCH: Working on it. Thank you.
11 Working on it. As far as defensible decisions, where
12 do we -- is there like one -- I mean, I always struggle
13 with that, with the decisions we make. So --

14 MS. THACKERY: So let's talk about it. So --
15 so these are -- so we talked about the actions,
16 certificate of appropriateness, denial or notice to
17 proceed, those are your three actions. If you postpone
18 to a date certain or what other people call table, but
19 we would really want to be postponing to a date
20 certain. That is, again, not an action.

21 And you guys have some design guidelines. I
22 know Donovan shared with us some of the guidelines that
23 staff uses for roofs, for siding, for windows.

24 MR. DONOVAN SMITH: And just to catch up,
25 when Arthur was here, everyone knows Arthur had that

1 background in historic preservation. So one of the
2 things he did before he left was he created the
3 guidelines for sidings, for windows and roof
4 replacement. So that's what she's referring to.

5 COMM. HENK: Oh, right.

6 MR. DONOVAN SMITH: So, when we do our
7 reviews, that's kind of what we go to first, to make
8 sure it compliance with those guidelines which provides
9 me insight to give you a direction.

10 COMM. BURCH: Okay.

11 MS. THACKERY: And we should note that, if
12 you do update the ordinance, then those will have to
13 get updated as well because they refer specifically to
14 your ordinance as it is now.

15 MR. DONOVAN SMITH: Yes.

16 MS. THACKERY: So just letting you know,
17 Mallory and I just wanted to remember to say that.

18 So promoting preservation in your community,
19 how do you guys feel about that; do you guys feel that
20 there's a lot of preservation awareness in your
21 community.

22 COMM. BURCH: No.

23 MS. THACKERY: Are there groups out there --

24 COMM. KARAZIM: No, there's preservation fear
25 in our community.

1 MR. DONOVAN SMITH: None of them.

2 COMM. HENK: Yeah.

3 MR. DONOVAN SMITH: Very few.

4 MS. THACKERY: So would you say there are
5 active neighborhood associations who are doing some of
6 that?

7 CHAIR DAVID: We don't have associations
8 anymore.

9 MS. THACKERY: Okay.

10 CHAIR DAVID: We had about 30 of them when I
11 first came 20 years ago. We have districts that
12 normally do it. What we noticed -- we live in one,
13 Kenny and I live in one. And what we notice is sort of
14 peer pressure, that, when somebody does something like
15 we started painting and others started painting and,
16 you know, we -- my mantra is always bringing back
17 Pontiac is one block at a time.

18 MS. THACKERY: Yeah.

19 MR. DONOVAN SMITH: And to --

20 CHAIR DAVID: And you got to have a champion.
21 You got to have champions, and you have some. In
22 Seminole Hills, is strong. They -- all the code --
23 there's some rentals there that we don't follow through
24 on. That's a really strong area.

25 Downtown, what would you say?

1 The two colleagues here are downtown
2 businesspeople.

3 COMM. KARAZIM: Downtown is still subject to
4 Friday night to Monday morning.

5 COMM. HENK: Yeah, exactly.

6 MS. THACKERY: Okay.

7 MR. DONOVAN SMITH: And the other end of it,
8 as far as the CDC and associations, the one that I know
9 is relatively active is GM Modern Housing. So that's
10 actually where I was before I came here.

11 MS. THACKERY: Okay.

12 MR. DONOVAN SMITH: They had their community
13 meetings this Monday at 5:30. And theirs is a non--
14 it's created out of a non-profit that Dayne helped put
15 together. So he spearheaded that association. But, as
16 far as I know, that's the only one that is based out of
17 a historic district.

18 CHAIR DAVID: Yeah, Seminole Hills, we had a
19 Chair who's there and he had a website with a variation
20 of contractors.

21 Do you recall that, Kenny?

22 COMM. BURCH: Oh, yeah.

23 CHAIR DAVID: John Cohasey (sp.)

24 COMM. HENK: Yeah, John.

25 CHAIR DAVID: Yeah, John, he did that. I

1 don't know where it's at. I've never looked at it in
2 the last five years.

3 MS. THACKERY: So one -- so, if you want to
4 try to encourage some -- some sort of preservation --
5 because what we find is in the communities that try to
6 help build that preservation ethic, then that helps
7 knock down some of that fear. You know, so if we could
8 ever do -- if we did like a homeowner plaster workshop
9 or something like that. And Mallory and I could point
10 you towards maybe some grants, like the National Trust
11 has a Michigan Preservation Fund. And the next
12 application is June 1.

13 So it's a one-to-one match. But there are
14 other sources like that, where maybe we could put our
15 brains together and help think about how could we build
16 some of that awareness up so that it helps people
17 embrace preservation a little more. It helps smooth
18 that out a little bit.

19 COMM. BURCH: I have a quick question and I
20 don't want to take us off track.

21 MS. THACKERY: Yeah?

22 COMM. BURCH: But, in our area where Rick and
23 I live, our neighborhood, we have very large houses and
24 we have a lot -- I call it starting to be the Pontiac
25 Department of Corrections. Because a lot of houses are

1 turned into what I call halfway houses.

2 MS. THACKERY: Oh, okay. Okay.

3 COMM. BURCH: They're not necessarily named
4 halfway houses. But, to me, by our city ordinance,
5 when there are two or more unrelated people that are
6 under the jurisdiction of the Michigan Department of
7 Correction, to me that's halfway house.

8 MS. THACKERY: Okay.

9 COMM. BURCH: So, to get those owners,
10 they're not going to care about the historic
11 preservation. They just want to get as many people in
12 as they can and make the money. Is there anything we
13 can do about that?

14 CHAIR DAVID: Building on what he said, it's
15 not a local decision if they come in here, it's a State
16 decision about establishing these halfway houses.

17 COMM. BURCH: Right. But they're not
18 following the State statute by actually calling them
19 halfway houses. There's people that are just buying
20 house and renting them out for boarding houses.

21 MR. DONOVAN SMITH: Now, that is a zoning
22 issue.

23 COMM. BURCH: Right. But, now, is that tied
24 in at all to historic preservation? Because these
25 houses were built for single families, most of them.

1 You know what I mean? Is there anything that we can do
2 about that with zoning and so, when -- you know.

3 MR. DONOVAN SMITH: I think your primary
4 issue is the land use. And how the land is being used
5 in relation to a zoning. Because we do have
6 stipulations in Zoning that you do have to go through
7 certain criteria before you're permitted to open up a
8 halfway house in any home, not just historic districts
9 non-historic districts.

10 COMM. BURCH: But they're not doing that,
11 though; they're not following any of that.

12 MR. DONOVAN SMITH: Right.

13 COMM. BURCH: And there is -- I FOIAed
14 something from the Michigan Department of Corrections
15 to find out how many houses in the City we have that
16 are like that and there was tons of them.

17 CHAIR DAVID: Many years ago there were over
18 a hundred.

19 COMM. BURCH: Oh, yeah.

20 CHAIR DAVID: There were 140 one time I
21 looked.

22 COMM. KARAZIM: Is that an enforcement issue
23 you need address? I mean, tell me how this works.

24 MR. DONOVAN SMITH: That's what I was getting
25 to. If you see those, you need to let myself or my

1 department know.

2 COMM. BURCH: I sent it to the mayor. I sent
3 it to Tim Grimmel.

4 MR. DONOVAN SMITH: No. Send it to me.

5 COMM. BURCH: Mine is out of date. I haven't
6 done it in probably about three or four years because I
7 wasn't getting anywhere with it.

8 MR. DONOVAN SMITH: Okay.

9 COMM. BURCH: So I can send you what I have.
10 But all you got to do is FOIA it again and they'll send
11 us another list.

12 MR. DONOVAN SMITH: Yes. Because they're
13 supposed to -- it's a special exception.

14 COMM. BURCH: Right.

15 MR. DONOVAN SMITH: But I just took one to
16 the Planning Commission last month on North Perry. And
17 they had to go through the ZBA and Planning Commission
18 just to permit occupying a home with that kind of
19 density.

20 COMM. KARAZIM: And what happened; what was
21 the outcome?

22 MR. DONOVAN SMITH: They were approved
23 because they had met all the requirements. There are a
24 series of requirements, you have to have some -- you're
25 only allowed -- one says your lot has to be 40 -- have

1 a frontage of 40, for example.

2 COMM. KARAZIM: So, I guess, what he's saying
3 is --

4 MR. DONOVAN SMITH: You got to --

5 COMM. KARAZIM: -- you could be our next door
6 neighbor in the next year.

7 MR. DONOVAN SMITH: No.

8 COMM. HENK: Um-hmm.

9 MR. DONOVAN SMITH: Because they're supposed
10 to go because the process for all State licensed
11 residence facilities; that's how it's called out in our
12 ordinance.

13 COMM. HENK: And is there a public hearing
14 when this happens?

15 MR. DONOVAN SMITH: Yes.

16 COMM. HENK: Okay.

17 MR. DONOVAN SMITH: Every time. So, if the
18 residents in that community are speaking against it,
19 the Planning Commission does have the power to say --

20 CHAIR DAVID: I don't ever remember --

21 MR. DONOVAN SMITH: -- no or deny.

22 CHAIR DAVID: -- receiving anything --

23 COMM. BURCH: No.

24 CHAIR DAVID: -- from the Planning Commission
25 ever. And I've been here 20 years.

1 MR. DONOVAN SMITH: So a part of this is --

2 COMM. BURCH: So is there something like that
3 happening in our neighborhood, where somebody has come
4 to you and said, "Hey, we want to do this"?

5 MR. DONOVAN SMITH: I haven't seen any
6 specifically.

7 COMM. BURCH: Because, when you're talking
8 about density, the houses are huge. If you can put
9 people in there, it's not going to matter. But if
10 you've got -- you know, circular -- like there's a
11 house on the corner of Orchard Lake and Franklin
12 Boulevard full of sex offenders.

13 MR. DONOVAN SMITH: Um-hmm.

14 COMM. BURCH: You know, and but nobody says
15 anything about it.

16 COMM. KARAZIM: The frat houses.

17 COMM. BURCH: Yeah.

18 CHAIR DAVID: We have two frat houses.

19 COMM. BURCH: Two frat houses.

20 CHAIR DAVID: One informal.

21 MR. DONOVAN SMITH: And those are in --
22 because they're calling it a rental.

23 COMM. BURCH: See, they're calling it that
24 but we know it's something other than that.

25 MR. DONOVAN SMITH: Right. And a part of

1 this issue is this grand expanse of lack of
2 enforcement.

3 COMM. BURCH: Right.

4 MR. DONOVAN SMITH: So a lot of people were
5 just moving people in and doing what they wanted to do
6 and now, retroactively, in the back end, trying to
7 bring all these various uses into compliance. So
8 that's just a part of what we're charged with, is, you
9 know, sharing that this is going on and we need to
10 address it. So I -- send me anything.

11 COMM. BURCH: So, if I get you that list --
12 because, to me, the easy way to deal with it is to get
13 with the Parole Board, you know, because they're local,
14 they can address those issues -- I'm sorry I'm taking
15 your time.

16 MS. THACKERY: No, no.

17 COMM. BURCH: But that's something that I'll
18 get to you.

19 MR. DONOVAN SMITH: Yeah, get it to me and
20 we'll definitely do something about it.

21 COMM. KARAZIM: You're starting to understand
22 the levels that we're making decisions on and about
23 what and I think that's important. I know the training
24 is important. But, for us, this isn't our first day
25 here.

1 MS. THACKERY: Yeah.

2 COMM. KARAZIM: And, you know, we have a
3 picture semi-defined and we're just chipping on making
4 the edges a little smoother.

5 MS. THACKERY: Yeah. And Mallory and I were
6 trying to say that in the beginning, too, is this is
7 ongoing. So, if there's stuff that we don't get to
8 tonight, that's okay, because we can come back another
9 day or we can have conversations over the phone we can
10 have lunchtime chats. I mean, whatever works for all
11 of you. You know, so we know that we're not going to
12 get through everything, you know, to talk about.

13 CHAIR DAVID: May I ask my colleagues, I know
14 that we normally end at 7:00. Can we stay until 7:30;
15 is that possible?

16 COMM. KARAZIM: Yes.

17 CHAIR DAVID: Can you kind of --

18 MS. THACKERY: Oh, yeah, we were planning to
19 be here, yes.

20 CHAIR DAVID: Is that okay?

21 MS. THACKERY: We can stay until 8:00.

22 CHAIR DAVID: Yeah. But people have other
23 things going on.

24 MS. THACKERY: Sure.

25 CHAIR DAVID: So if we can kind of in the

1 next 20 minutes kind of look at what you want to share.

2 COMM. KARAZIM: Yeah. Because you've
3 listened to us.

4 COMM. HENK: I, personally -- I won't speak
5 for them but I really appreciate you guys being here.

6 COMM. KARAZIM: Yes.

7 COMM. BURCH: Because we've never had this,
8 ever.

9 COMM. KARAZIM: Well, Arthur tried.

10 COMM. HENK: Yeah. But not --

11 CHAIR DAVID: We may have you back.

12 MS. THACKERY: Yeah, we're happy to come.

13 This training was provided by the State Preservation
14 Office and Mallory set it, and if we look at the
15 budget, if we could try to find more money to make a
16 return trip, we could do that. Otherwise, we might
17 have to charge just for mileage or something.

18 MR. DONOVAN SMITH: If we got to do that,
19 that's what we got to do.

20 COMM. KARAZIM: We should plan this.

21 MS. THACKERY: Yes.

22 COMM. HENK: But give us like a time frame so
23 we can --

24 CHAIR DAVID: And beyond that --

25 COMM. HENK: -- plan our time.

1 CHAIR DAVID: We didn't have to make a
2 decision. Should City Council people, people that have
3 some decision-making, should they be part of -- to have
4 greater appreciation, because maybe not. But the
5 thought is, you got to have more people in the band.

6 MS. THACKERY: Plenty of communities, when
7 they -- and we should say we have -- this opportunity
8 came up very quickly.

9 CHAIR DAVID: Yeah.

10 MS. THACKERY: So Donovan said, "Hey, you
11 know what? This meeting we don't have a lot of
12 business, do you --" so this came up quickly for us.
13 But, under other circumstances where we have a longer
14 planning window, you might want to invite your Planning
15 Commissioners and your City Council members. Some
16 communities do that.

17 MR. DONOVAN SMITH: And I think it would be a
18 good idea to do a joint meeting where everyone can kind
19 of get on the same page.

20 COMM. KARAZIM: Well, the City Council meets
21 on Tuesday.

22 COMM. HENK: The same time as we do.

23 COMM. KARAZIM: What's the group, it's
24 Don Woodward and Kermit Williams and Jane and -- what
25 committee is that where they talk about properties?

1 MR. DONOVAN SMITH: Community Assessment?
2 There's a community subcommittee with Don, Kermit,
3 Jane, Vern.

4 COMM. KARAZIM: That maybe it.

5 MR. DONOVAN SMITH: And Mike is in it.

6 COMM. KARAZIM: That's the one that should
7 come here.

8 MR. DONOVAN SMITH: And they also met on
9 Tuesdays but it's during the day, business hours. So,
10 if went to do something around that time, I think they
11 met at 1:00 on Tuesdays.

12 CHAIR DAVID: Okay. So maybe we can get a --
13 well --

14 MS. THACKERY: Yeah. And we should -- I
15 mean, this would be a reminder for myself, too, that --
16 so whatever business we don't cover tonight, if you
17 guys want to come back, if you want to maybe make that
18 trip in May to Northville Charter Township, that's
19 going to be --

20 Am I doing that one, too?

21 MS. BOWER: You are.

22 MS. THACKERY: So it will be a repeat. I
23 would be there again. But, if we don't get through a
24 lot tonight and you want more, that will be an awesome
25 opportunity to come because that one is going to be

1 two-and-a-half hours and we're going to go through it.

2 MS. BOWER: And there will be food, dinner.

3 MS. THACKERY: Yes. Yes. So how do we get
4 defensible decisions? This gets to what you were
5 asking. How do we get there? So, through our
6 preparations, through our well-defined consistent
7 processes and through the objective application of the
8 standards.

9 So the goal is that, as you're applying the
10 standards, another commission from another community
11 would likely make the same decision. So it's --
12 it's -- we try to take it out of the local lens a
13 little bit and just try to, as objectively as we can --
14 we're human beings -- but, as objectively as we can, we
15 try and apply those standards.

16 MS. BOWER: Again, the standards are on
17 Page 6 if you want to look.

18 MS. THACKERY: Okay. So, before the meeting,
19 I think Donovan does a lot of this for you. He ensures
20 that the applications are complete, he does the
21 notifications, he does the agenda, ensuring --
22 reviewing applications, again, I say within 60 days
23 because that's State law. And then, if you can review
24 the application ahead of time and visit the site, if
25 possible.

1 CHAIR DAVID: We like to have both the
2 applicant and the contractor to come at the same time.

3 MS. THACKERY: Yeah, that's great if you do
4 that.

5 CHAIR DAVID: Is that typical?

6 MS. THACKERY: Yeah, that's great.

7 CHAIR DAVID: Yeah. Sometimes, if you just
8 have one or the other, you --

9 MS. THACKERY: You don't get the full
10 picture.

11 CHAIR DAVID: -- you don't get the full
12 picture.

13 MS. THACKERY: Absolutely. So this gets to
14 what that I was saying before is you want to understand
15 why is the property significant, is it because of its
16 architecture is it because it's history. You want to
17 know, does it contribute or doesn't it contribute
18 because that affects your decision-making, too.

19 If you've got -- if a long time ago in the
20 '50s a house burnt and say you have a 1950s ranch in
21 middle of your historic neighborhood, that guy's not
22 contributing. So you're thinking about him a little
23 differently than the neighbors that are contributing.

24 CHAIR DAVID: Is there a strict definition of
25 noncontributing?

1 MS. THACKERY: Well, tell me, in your study
2 committee reports -- I know they're old so I don't know
3 if they use it. But in new study committee reports
4 they inventory what buildings are contributing and what
5 are noncontributing. Do yours do that?

6 MR. DONOVAN SMITH: I don't -- I haven't seen
7 new ones.

8 COMM. KARAZIM: Yeah.

9 MR. DONOVAN SMITH: I know we had a list of
10 the old ones that are archived in our basement.

11 MS. THACKERY: But the list, do they say
12 which ones are contributing and which ones are not?

13 MR. DONOVAN SMITH: They should.

14 MS. THACKERY: Oh, okay.

15 COMM. KARAZIM: In the commercial district
16 downtown, every was built in 1910. Do you know what I
17 mean?

18 MS. THACKERY: Yeah, I do. So everything's
19 contributing in that case unless there was a fire --

20 COMM. KARAZIM: No, it's not.

21 MS. THACKERY: It's not?

22 COMM. KARAZIM: They built from 1860 all the
23 way up to 1970. But on the City they're all deemed as
24 1910.

25 MS. THACKERY: Oh. But the city committee

1 report didn't dig into that at all?

2 COMM. KARAZIM: Not that I've seen.

3 MS. THACKERY: It might be worth it to look
4 at your city committee report to see what it says
5 there.

6 COMM. BURCH: But we've had properties that
7 have been changed so much over the years that much of
8 those are noncontributing.

9 MS. THACKERY: Some of them have become
10 noncontributing?

11 COMM. KARAZIM: Yeah.

12 MR. DONOVAN SMITH: So, for example, this
13 last case, that's where I would lean on, you know, what
14 is the -- what appears to be the historic standard in
15 that area. Now, whether it be like I come up with as
16 many as of the other similar porches, similar doors and
17 windows and use that as a basis for this is the
18 historical characteristics of this neighborhood.

19 COMM. KARAZIM: That's what we usually go by.

20 MS. THACKERY: So I hate to open this can of
21 worms. But I'm wondering if -- are you guys at all
22 thinking about resurveying your districts at all or no;
23 is that not a consideration right now?

24 MR. DONOVAN SMITH: We really never thought
25 about it. I haven't, recently, not off the table. We

1 can discuss it.

2 MS. THACKERY: I mean, it --

3 COMM. BURCH: Do we get a grant for something
4 like that or do we do it ourselves or --

5 MS. THACKERY: Is Pontiac a certificated
6 local government?

7 MS. BOWER: I don't think so.

8 CHAIR DAVID: We have talk about it.

9 COMM. KARAZIM: We have talked about it.

10 MS. THACKERY: Okay.

11 COMM. KARAZIM: It's not -- we need our
12 architect.

13 MS. THACKERY: So that's one avenue of
14 getting funding, is if you can get -- if you can get
15 that certified local government.

16 MR. DONOVAN SMITH: And then, if we go
17 through this revision of the ordinance, can we change
18 that, where we don't necessarily require that
19 architect?

20 MS. THACKERY: Well, that's a State --

21 MR. DONOVAN SMITH: That's a State mandate?

22 MS. THACKERY: That's in the --

23 MR. DONOVAN SMITH: Okay.

24 MS. THACKERY: -- State Enabling --

25 MR. DONOVAN SMITH: Got you.

1 MS. THACKERY: -- Act.

2 COMM. KARAZIM: It's hard to find somebody
3 that lives in Pontiac that's an architect.

4 MR. DONOVAN SMITH: Especially in Pontiac.

5 COMM. BURCH: Can they just work in Pontiac;
6 they have to live here, right?

7 MS. THACKERY: The language in your ordinance
8 now, the way I read it, it acts like it's works or
9 resides. But I think State Enabling legislation is
10 live, resides.

11 MR. DONOVAN SMITH: Resides.

12 CHAIR DAVID: The whole Oakland County,
13 though, is not a community like other communities. The
14 work/live patterns are crazy. Nobody lives in the
15 same -- very few people live in the same place where
16 they work.

17 MS. THACKERY: Right. And I wonder if that's
18 not a question for Amy Arnold as well. Maybe she knows
19 other communities who have.

20 CHAIR DAVID: Yeah.

21 MS. THACKERY: -- massaged that a little bit.

22 MS. BOWER: Yeah. You are not the only ones
23 who struggle with an architect.

24 CHAIR DAVID: Yeah, that's got to be a big
25 one.

1 MS. THACKERY: So it sounds like we need to
2 touch base with Amy Arnold, about -- I feel we have
3 another Amy Arnold question as well.

4 CHAIR DAVID: We have --

5 COMM. KARAZIM: We could do a record of this.

6 CHAIR DAVID: Pardon me. But we have a
7 record here.

8 MS. THACKERY: Oh, yeah. So if -- but I
9 don't know if you caught that earlier mention of
10 Amy Arnold because it was sort of on the side.

11 MR. DONOVAN SMITH: She gets everything.

12 MS. THACKERY: But Amy Arnold, that might be
13 a question for her. Could that requirement be massaged
14 a little bit and still get certified as a local
15 government? But, in answer to your question, that
16 might -- that's one funding source out there. I don't
17 know of others but maybe Mallory and I can put our
18 brains together and try and think of something.

19 MS. BOWER: Would the Michigan fund?

20 MS. THACKERY: Michigan Preservation Fund?

21 MS. BOWER: Yeah.

22 MS. THACKERY: Through the National Trust.

23 MS. BOWER: Yeah.

24 MS. THACKERY: Sure. But you've got to come
25 up with a match, but sure.

1 MR. DONOVAN SMITH: What is the process of
2 getting the district resurveyed?

3 MS. THACKERY: Well, so that's a whole can of
4 worms --

5 MR. DONOVAN SMITH: Oh.

6 CHAIR DAVID: -- that I don't want to get
7 into tonight.

8 MR. DONOVAN SMITH: All right. That might be
9 a little --

10 CHAIR DAVID: What I would caution you about
11 that is again political climate. You guys read your
12 political climate know if it's the story time.
13 Because, once you open that can of worms --

14 MR. DONOVAN SMITH: It's open?

15 MS. THACKERY: -- it's open.

16 COMM. BURCH: What do you mean politically;
17 how does that affect us.

18 MS. THACKERY: So, if you were considering
19 updating your ordinance and if you are considering
20 resurveying, if you're going to update your ordinance,
21 you don't have to necessarily have to resurvey.

22 But if you are going to think about changing
23 the way you operate, if you're thinking about, if a lot
24 of properties have lost their integrity over time and
25 you feel like, Boy, when we first made this list, if

1 you look at the study committee list and you saw all
2 the contributing and you look at them now and you say,
3 "A lot of these are no longer contributing." If that's
4 the case and you say, "I think we're due for a
5 resurveying because I think we should be considering
6 some of these resources differently than we are,
7 contributing versus noncontributing.

8 Then, if you resurvey, then the reason I
9 would say no, your political climate is -- that's an
10 additional educational component that you -- that out
11 in the community that people want to know about, we're
12 going to be resurveying these, there's a whole -- I
13 think there's a whole other educational component that
14 has to be part of that.

15 COMM. BURCH: So, if we resurveyed, we may
16 lose some of our historic districts?

17 MR. DONOVAN SMITH: That's also --

18 COMM. HENK: Well, I think if it was put to
19 public, they would say we don't want our house in a
20 historic district.

21 COMM. BURCH: Exactly.

22 COMM. KARAZIM: Especially right now.

23 COMM. HENK: Right.

24 MS. THACKERY: And that's what I'm talking
25 about.

1 similar property values within a historic district and
2 property values just outside the historic district and
3 it showed, in Bay City --

4 What was it Kalamazoo?

5 CHAIR DAVID: It was Grand Rapids, Kalamazoo,
6 Ann Arbor and Bay City. And Bay City it was such a
7 small level, it wasn't --

8 COMM. KARAZIM: Bay City's got a great
9 historic --

10 MS. THACKERY: They do but the non -- the
11 outside area was too small. When you're talking about
12 statistics, it was too small to be at statistic,
13 basically.

14 COMM. BURCH: Does it make a difference?

15 MS. THACKERY: It does. In every day we saw,
16 it did.

17 COMM. BURCH: Is it because of how they're
18 promoting the historic districts or the enthusiasm the
19 local government has or the citizens has with it?

20 MS. THACKERY: It may be all those things.
21 But it's mostly the fact that there's a body that is
22 saying, "You're going to treat your house this way,
23 you're going to treat your house this way."

24 There's not -- when you see a lot of pictures
25 of a lot of places that are not protected in any way --

1 because really historic districts are about managing
2 the change, right? That's what they do. They don't
3 freeze a place in time, they're managing the changes
4 that are happening there.

5 So if you have a body that's applying a set
6 of standards -- it's like a condo association and
7 everyone has to have their front doors tan or whatever.
8 It's the same -- it's a body of people who are
9 reviewing the changes that are proposed to happen and
10 they're applying a set of standards to that.

11 And so, as a result, you get more historic
12 fabric, you keep more historic character, and there's
13 the houses tend to -- they tend to hang together little
14 better as a collection of houses.

15 And so I think, for all those reasons,
16 besides the fact that you point out, that people value
17 those places more. And that's may be why they got
18 designated in the first place. So, for all those
19 reasons, I think --

20 But -- so I guess all I'm trying to say is,
21 if you opened up the resurveying effort, then you have
22 to also budget for an accompanying educational effort
23 as well and just be prepared for that. You may, with
24 an ordinance change, you might not necessarily do as
25 much of that.

1 Like, in Ann Arbor, we did an ordinance
2 change and it was just like -- it wasn't a big deal
3 because it was like all we're doing is getting into
4 State compliance, we're making X, Y and Z changes. It
5 wasn't as much of an educational push as if we were to
6 have opened up the entire survey operating sites, we're
7 going to reconsider all of our districts.

8 MR. DONOVAN SMITH: And it was an operational
9 change, it was to come into compliance.

10 COMM. BURCH: You see other districts where
11 they do certain things to highlight their historic
12 districts, signage, lights.

13 MS. THACKERY: Sure.

14 COMM. BURCH: That doesn't cost much that you
15 don't see here in Pontiac.

16 MS. THACKERY: Well, I didn't drive around
17 the districts.

18 COMM. KARAZIM: We have the --

19 COMM. HENK: The DEA --

20 COMM. KARAZIM: The --

21 COMM. HENK: No.

22 COMM. KARAZIM: Wasn't that.

23 COMM. HENK: Years ago the DEA foot the bill
24 to put the historic district signage on --

25 COMM. KARAZIM: On top of --

1 COMM. HENK: Yeah, right. And then some of
2 the house have the plaques, right.

3 COMM. KARAZIM: Yeah but I was trying to
4 remember the districts we were bringing it up earlier.

5 CHAIR DAVID: As you turn by your old office,
6 doesn't it say historic district?

7 COMM. BURCH: I think so.

8 MS. THACKERY: Yeah, signage is really
9 helpful.

10 CHAIR DAVID: If you've ever had a tour of
11 our district --

12 MS. THACKERY: We've been through GM Modern.
13 I've been through downtown a lot.

14 COMM. KARAZIM: Yeah, GM Modern, if we had
15 that surveyed, we'd lose the whole thing from top to
16 bottom, left to right, up and down. Because
17 everybody's fighting over there. And that's our
18 biggest, biggest objection because they get hit with a
19 salesman, "Oh, we'll give you 20 -- and it's only going
20 to match-like roof".

21 MS. THACKERY: Right.

22 COMM. KARAZIM: And they come in here
23 shaking.

24 MR. DONOVAN SMITH: And we just talked about
25 that.

1 COMM. KARAZIM: Yeah.

2 MS. THACKERY: So, yes, so signs are a great
3 way to do it. Some commissions do like an ice cream
4 social at the end, like, every June or something and
5 they go out into the historic districts, they maybe
6 just pick a park near a historic district or something
7 and it's like a meet the Commissioners. Some
8 commissions put out newsletters, like monthly or
9 quarterly newsletters, just saying, "Hey, here's what's
10 going on in the neighborhood."

11 So there are ways. And we can certainly talk
12 more about that. There are ways that you could help
13 raise that awareness. But some of our workshops would
14 also be great ways to do it, if you could get those
15 funded. Even if the DEA gave a --

16 COMM. KARAZIM: We don't have a DEA.

17 MS. THACKERY: Oh. But, if you could find
18 some -- if there was some way that we could get some --
19 even in Oakland County. Oakland County is big into
20 Pontiac. They really are supporting Pontiac right now.

21 COMM. KARAZIM: They really are.

22 MS. THACKERY: So, even if we can get some
23 dollars from them to put towards a series of workshops.

24 MR. DONOVAN SMITH: No, we're like the poster
25 child for Oakland County.

1 COMM. HENK: I know. I was just thinking it
2 would be great because we could call up Tim and we
3 could do it in the greenhouse.

4 COMM. KARAZIM: Yeah.

5 COMM. BURCH: You know, plastering or
6 whatever and it would be great.

7 MS. THACKERY: Yeah. And those kind of
8 things really do help build appreciation for your
9 historic places and people do kind of start to change
10 their minds about them a little bit.

11 COMM. KARAZIM: One of our biggest supporters
12 in Oakland County is now running for Position Number 1,
13 so --

14 COMM. BURCH: What is Position Number 1.

15 COMM. KARAZIM: Brooks, he's gone.

16 COMM. BURCH: Oh, he's gone?

17 CHAIR DAVID: Not yet.

18 COMM. BURCH: He passed away?

19 COMM. KARAZIM: No, no. He's retiring.

20 COMM. BURCH: Oh, he's retiring.

21 MR. DONOVAN SMITH: Did he give a date?

22 COMM. BURCH: Do you have a chance here?

23 CHAIR DAVID: No, it's an election.

24 COMM. KARAZIM: It coming up for an election.

25 CHAIR DAVID: Yeah.

1 COMM. BURCH: I see.

2 MS. THACKERY: So he'll have a
3 preservation-minded county executive?

4 COMM. KARAZIM: Yeah. It's the treasurer.

5 MS. THACKERY: Okay.

6 COMM. KARAZIM: And, you know, he has a lot
7 of these houses.

8 MS. THACKERY: Oh, handy.

9 COMM. KARAZIM: Well, Andy.

10 MR. DONOVAN SMITH: Oh, Andy Meisner?

11 COMM. KARAZIM: Yeah.

12 MR. DONOVAN SMITH: Oh, that'd be cool.

13 MS. THACKERY: Okay.

14 COMM. KARAZIM: He's officially throwing his
15 hat in the ring. So we have -- he'll be able to do a
16 lot. He has been holding onto houses that should be
17 torn down that we can dismantle. I mean, we're talking
18 fire-damaged where part of it's gone.

19 CHAIR DAVID: Right. Yeah, right.

20 COMM. KARAZIM: But all these parts, like I
21 was telling this guy that was sitting here, we have
22 access to these parts. We have to say "please", we
23 have to talk to Jill.

24 Do you know Jill Robinson?

25 MS. THACKERY: Um-hmm.

1 COMM. KARAZIM: And, you know, we're gold.
2 But, I mean, we had plans to have one of the sites from
3 the old school, dismantle the slate roofs and store it
4 and blah, blah, blah and blah, blah blah. But
5 everything is a little interesting here. So I think
6 some of that could be possible.

7 CHAIR DAVID: Okay. How are we doing on
8 time? Give me an idea.

9 COMM. KARAZIM: Seven minutes.

10 MS. THACKERY: I only have seven minutes?

11 MR. DONOVAN SMITH: And, if possible, since
12 we did move too fast, are you able to share this
13 presentation this one that you shared, or do you want
14 to hold onto it.

15 MS. THACKERY: We could but I'm thinking we
16 should just come back and do it.

17 MR. JuJUAN SMITH: Yes.

18 COMM. KARAZIM: Like this was like sort of an
19 intro.

20 COMM. HENK: Yeah.

21 COMM. KARAZIM: Yeah.

22 CHAIR DAVID: And then come back and actually
23 get it.

24 COMM. KARAZIM: Well, what you managed to do
25 was curb our appetite. I mean, we -- you're giving us

1 real answers to questions that we've all -- just super
2 brains here --

3 CHAIR DAVID: Would you be willing,
4 Commission, maybe to come at 5:00 instead of 6:00 and
5 do 5:00 to 7:00 or something like that?

6 MS. THACKERY: We usually do two-and-a-half
7 hours, just so you know.

8 CHAIR DAVID: Or two and a half, okay.

9 COMM. KARAZIM: Whatever, 5:00 to 7:30.

10 CHAIR DAVID: Yeah, if we could do that --

11 MS. THACKERY: Okay.

12 MR. DONOVAN SMITH: Do you want it May or
13 June or do you want me to work with us to figure out
14 funding and all of those things?

15 MS. THACKERY: Yeah. I mean, well -- I guess
16 we need to look at the budget again.

17 COMM. KARAZIM: Here's what's going to
18 happen.

19 MS. THACKERY: Okay.

20 COMM. KARAZIM: We're coming to that season
21 where we're actually going to have to start doing
22 something. So you're going to have to play that.

23 MR. DONOVAN SMITH: Okay.

24 MS. THACKERY: Another thing we can do is --
25 I don't know what your work schedules are like. But we

1 could do like a webinar where we -- on a lunchtime we
2 do --

3 COMM. KARAZIM: No, I'd rather you come to
4 see us personally.

5 CHAIR DAVID: You can see it's give and take.
6 You know, it's got to be the dialogue.

7 MS. THACKERY: But we could do that if we
8 have a webinar.

9 CHAIR DAVID: Do we have a webinar cam?

10 MS. THACKERY: Yeah, we can do that.

11 MS. BOWER: We can schedule it on a different
12 day, as someone was saying a special meeting. So --
13 because, as you guys get more applications in, if
14 you're doing like reviewing applications and then
15 two-and-a-half training --

16 MS. THACKERY: Yeah, too much.

17 MS. BOWER: -- it might be too long of a
18 meeting.

19 COMM. KARAZIM: Well, at some of these
20 meetings, we have six, seven applications and, you
21 know, some of it's not simple like, "Get out of here."
22 Some of it's a battle, it's like swords out and --

23 MS. THACKERY: Yeah. So we probably would be
24 looking at either a webinar kind of a situation where
25 we're talking or --

1 MS. BOWER: A special meeting.

2 MS. THACKERY: -- a special meeting. So that
3 would be more about you guys and your scheduling.

4 CHAIR DAVID: So I think that would be
5 better. The May 6th sounds intriguing but this private
6 stuff is really nice. Yeah, it's really nice.

7 MR. DONOVAN SMITH: So how about --

8 CHAIR DAVID: May I just ask the Interior
9 Standards, are they ever in doubt? I always worry
10 about -- the current government is looking at less
11 regulations, the Federal Government.

12 MS. THACKERY: Oh.

13 CHAIR DAVID: Was whatever on the hit list
14 of -- do you ever hear of that?

15 MS. THACKERY: I don't think -- I think the
16 standards are the -- I don't -- the standards are the
17 basis for so many things that I don't --

18 CHAIR DAVID: You don't see that
19 disappearing?

20 MS. THACKERY: I don't see how it could.

21 COMM. KARAZIM: See, here's where our gray
22 areas are turning: You know, cedar is getting
23 impossible to get for siding, especially on a house
24 that, I mean, we all know the house it's only worth 30
25 grand.

1 CHAIR DAVID: That's a common problem.

2 COMM. KARAZIM: So we've been talking
3 about --

4 COMM. HENK: Hardie board.

5 COMM. KARAZIM: -- Hardie board siding. And
6 everybody is freaking out about that. But lately we've
7 been getting feedback from other cities that they're
8 accepting those values also.

9 MS. THACKERY: So we started talking about
10 this and we didn't get to it. But -- so, when someone
11 comes to you and they say, "I want to replace my siding
12 I'm going to take off the aluminum", then you, as a
13 Commission say, You have to evaluate what's under that
14 siding and you have to --

15 COMM. KARAZIM: Correct.

16 CHAIR DAVID: -- repair it if it's
17 repairable, that's fine. That's what they do, you can
18 do that. But where we get -- then, at that point, if
19 they have a contractor come in and look at it and they
20 say 70 percent of the siding is not repairable, for
21 example. So then we are at a decision point, right?
22 Then we are at replacement, right?

23 So it's at the replacement point that you're
24 going to look at your standards -- I think it's
25 Standard Number 6, where you're going to say, "Whatever

1 we are doing to replace it, it has to match the
2 original in material, if possible. If not material,
3 then --"

4 COMM. KARAZIM: Where possible, yeah.

5 MR. DONOVAN SMITH: Stop.

6 MS. THACKERY: -- the individuals quality
7 qualities, and it talks about texture and color.

8 COMM. KARAZIM: So?

9 COMM. HENK: Right.

10 CHAIR DAVID: So that's how you're moving
11 forward. So it's not so much about like a brand name
12 or --

13 COMM. KARAZIM: Well, Hardie board is defined
14 as a product, I guess.

15 MS. THACKERY: Right, but sort of
16 cementitious siding.

17 COMM. KARAZIM: Yes.

18 MS. THACKERY: So what you're doing is
19 then -- so your first question always has to be is this
20 material historic. And, if it is historic, can it be
21 repaired.

22 COMM. BURCH: Right.

23 MS. THACKERY: That's number one on for what
24 application is, is this material historic and can it be
25 repaired. And some commissions do require estimates to

1 show what -- what window repair would cost versus
2 window replacement.

3 Once we're past that point when we are saying
4 for whatever reason repair is off the table, now we're
5 looking at replacement, that's where you're going to
6 apply your Standard Number 6 and you're going to say,
7 "Okay. Does this meet this standard for this, this,
8 this, this?"

9 You may find -- because they're changing
10 products all the time, right? So there might be a
11 product that comes onto the market that is a viny-based
12 product or something, some kind of a product that
13 you're going to have to evaluate. And you can reach
14 out to other commissions and say, "Hey, have you seen
15 this", right? And you can reach out to Mallory and I
16 and we can also put the word out among our advisors
17 that we always reach out to, "Hey, has anyone seen this
18 yet? Has anyone used this substitute slate" or
19 whatever.

20 So I guess all I'm trying to say is that is a
21 final approach. If you require them to at least assess
22 what's below the siding before they move forward.
23 Then, once the replacement is being proposed, then you
24 look at that replacement as replacement and using your
25 standards.

1 COMM. KARAZIM: Size, shape, dimension,
2 spacing.

3 CHAIR DAVID: Yes. A question about color.
4 In Pontiac I always hear it's your first amendment
5 right to express yourself. Is that typical of the
6 other 77?

7 MS. THACKERY: I've never recommended that
8 people look at color. I always advise commissions that
9 are starting, commissions that have been around, I
10 always say, You know what? Color --

11 COMM. BURCH: Stay away from them?

12 MS. THACKERY: -- can be undone. So --

13 MR. DONOVAN SMITH: Yeah.

14 CHAIR DAVID: So you feel the same way? I do
15 not recommend -- I feel that there are so many more
16 important things when you're looking a historic fabric.
17 Because you're really trying to protect that material.
18 So, if there's a coat of paint on it, that's better
19 than nothing, right? And that color can change. So,
20 unless you have -- now the City of Detroit did a ton of
21 research and they have color pallets for -- and we were
22 talking about this. They have color pallets for, if
23 you live in this neighborhood, these are the colors
24 that would have historically been available. And they
25 done a ton of research on that.

1 So, if you have that resource and you've done
2 that kind of research, then maybe that makes sense or
3 if you had a neighborhood, maybe like GM Modern
4 Housing. I'm not saying that's the right candidate.
5 But I'm just saying, if there were a set series of if
6 they said, "You know what? These are Buildings A
7 through E --"

8 COMM. KARAZIM: And your choices were A, B, C
9 or D.

10 MS. THACKERY: Right, this is the way it was.
11 If you had those color pallets and those material
12 pallets, then that might make sense, you could -- I
13 could be persuaded, yes, that makes sense to regulate
14 that.

15 MS. BOWER: Or a suggestion. Like, if you
16 wanted to look at paint colors.

17 MS. THACKERY: Yeah, here's a great pallet.

18 MS. BOWER: This is historically what was
19 there. If you like it, great. If not --

20 MR. DONOVAN SMITH: So we haven't
21 historically or recently had that color wheel or color
22 pallet. So we probably, to be consistent, shouldn't
23 enforce too much.

24 COMM. HENK: But we know that Sherman
25 Williams right down leer has the color pallets.

1 CHAIR DAVID: Yeah, they have those.

2 COMM. KARAZIM: Historic color pallets.

3 MR. DONOVAN SMITH: Do we --

4 COMM. HENK: Well, we've suggested it a
5 couple times, probably before you were here.

6 MS. THACKERY: Specifically for the
7 community, like color pallets --

8 CHAIR DAVID: No, for the era.

9 COMM. KARAZIM: See, you got to remember, our
10 applicants want florescent purple, lime green. And not
11 to say right or wrong.

12 MS. BOWER: Sure.

13 COMM. KARAZIM: And we don't judge on that.
14 We say -- we try to suggest they go to the
15 Sherman Williams and pull their historic pallet and
16 make choices from there. And everybody seems to smile
17 and be okay with that, except for the Friday night to
18 Monday mornings.

19 MS. THACKERY: Yeah. I mean, for me, where I
20 go, the standards are always my basis. The standards
21 are my framework. And so the standards really just --
22 they're really about the conservation of the fabric.
23 They're really about don't paint brick, don't sandblast
24 brick. If the brick is really old and weak and has
25 already been painted before and you need to put another

1 coat on, okay, fine.

2 But it doesn't talk about color, necessarily.
3 You know it talks about thinking about the districts,
4 respecting the other architecture that's in the
5 district, thinking about mapping, thinking about scale
6 and those kinds of things.

7 COMM. KARAZIM: Yeah.

8 MS. THACKERY: It doesn't really touch on
9 color and -- I mean, if you all want to continue to do
10 color, I'm not telling you don't but --

11 COMM. KARAZIM: Well, we don't. We really
12 don't because a lot of these things are 100- to
13 150-year-old houses. And, you know, back then, if you
14 have 30 colors on your house, you were considered
15 probably average. Some of them have, you know, 50
16 colors and some have ten. But and how do you -- you
17 can't define that, at least I don't even know how you
18 would. We throw out the painted ladies, you know the
19 Sam Cisco and say, if you want a good guideline, you
20 know, try some of these. And, you know, that stuff
21 helps.

22 MS. THACKERY: Yep. And a lot of times -- I
23 don't know if you guys find this. But, in a lot of
24 communities we work with, we find that the property
25 owners, they want to do the right thing. They care of

1 their houses.

2 COMM. KARAZIM: And they want the
3 information.

4 MS. THACKERY: They want it. And, in the
5 spirit of here's some resources, that's fine. But,
6 when it comes to the regulation sides, I tend to feel
7 like leave the paint. There are so many other things,
8 to me, that matter more. So leave the paint.

9 COMM. KARAZIM: We try to let them know that
10 we're available for any of their district needs, to
11 come and chat and talk or something. We've done a
12 couple them but. Haven't we, Rick?

13 CHAIR DAVID: Yes, we have.

14 COMM. BURCH: We talk about what's your
15 opinion about landscaping and things like that outside
16 of the home.

17 MS. THACKERY: So really, by your historic
18 commission, anything that is historic and character
19 defining, you should be regulating. So, if there's
20 large trees that are helping to define the
21 neighborhoods and define the neighborhood character,
22 then, yes, you should be reviewing those. But plants,
23 like individual plants, no.

24 COMM. BURCH: What about patios, walkways,
25 things like that?

1 MR. DONOVAN SMITH: Driveways, like pavers?

2 MS. THACKERY: Driveways, yes. Because,
3 again, it's about what are the features in the
4 neighborhood that are helping to establish that
5 character. So it's going to be the rhythm of the
6 driveways to the houses, the materials of those
7 driveways.

8 COMM. KARAZIM: Fences --

9 MS. THACKERY: Fences, yes.

10 COMM. KARAZIM: -- gates, corner lots,
11 especially.

12 MS. THACKERY: Uh-huh. And the State
13 Historic Preservation Office has a fence guideline.
14 They have a fence guideline available there. I'm
15 trying to think of what else they have there. But --
16 so individual plants -- and Sharon Farrow has an
17 expression, she's like, "I don't care about plants,
18 paint or --" there's another P. And I forget what the
19 other P is.

20 COMM. KARAZIM: People.

21 MS. THACKERY: But I'll have to ask what it
22 is.

23 COMM. KARAZIM: Property.

24 MS. THACKERY: No.

25 MR. DONOVAN SMITH: Price.

1 MS. THACKERY: No. But, as far as patios go,
2 again, it depends on what they're proposing. If
3 they're proposing a deck, that's different than, you
4 know, just a free-standing patio. So I know this was
5 just the beginning of a conversation. And I'm sorry we
6 didn't get further.

7 COMM. KARAZIM: Well, it's a great
8 conversation.

9 MS. THACKERY: But we're happy to -- we'll
10 look at the budget and we'll work with you, Donovan, to
11 figure out what we would need, if anything, to get
12 another night on the agenda and to really schedule a
13 special meeting to do it and get through it.

14 CHAIR DAVID: Yeah. I'll take care of a meal
15 here for people.

16 COMM. KARAZIM: All by yourself?

17 CHAIR DAVID: Yeah.

18 COMM. KARAZIM: Are you going to cook it?

19 CHAIR DAVID: Yeah. We'll do it here.

20 COMM. KARAZIM: We'll do it here.

21 CHAIR DAVID: I'll just bring food.

22 MS. THACKERY: So all right. If you guys --
23 so if you want to figure out whatever night works best
24 for you guys to have a special meeting and then throw
25 out some dates, we're happy to come back.

1 COMM. HENK: Take it off of a Tuesday so
2 Council could --

3 CHAIR DAVID: Yeah.

4 COMM. KARAZIM: I would like to say something
5 to the Commissioners. We're not that far off. We've
6 been doing the right thing.

7 COMM. HENK: I know, we have.

8 COMM. KARAZIM: We've been supporting most --
9 I would say probably about 95 percent of what you've
10 been saying.

11 COMM. HENK: Yeah, I agree.

12 MR. DONOVAN SMITH: I think so.

13 COMM. KARAZIM: You know, our big deal is the
14 back side of the house but --

15 COMM. BURCH: Do you think it would be good
16 for us before we bring up to City Council, where we
17 have the ordinance kind of worked up where we think it
18 should be before we bring them in?

19 CHAIR DAVID: The other way to look at it, if
20 they just came in, as rookies here, are we too far
21 along in the discussion that everything would be
22 repeated? Maybe next time, it's just usens --

23 COMM. BURCH: Right.

24 CHAIR DAVID: -- again. Do you understand?

25 MS. THACKERY: Yeah.

1 CHAIR DAVID: And then maybe there would be
2 another opportunity. Because I think there's still
3 part of your presentation that we can really benefit
4 from.

5 MS. THACKERY: Oh, yes.

6 MR. DONOVAN SMITH: We'll come back. We'll
7 complete the presentation.

8 CHAIR DAVID: Yeah.

9 MR. DONOVAN SMITH: And it may take us, I
10 would think, at least two to three meetings to go over
11 our ordinance --

12 CHAIR DAVID: Right.

13 MR. DONOVAN SMITH: -- understanding and
14 then, you know, provide some sort of recommendations to
15 go back into some sort of amendment. And then that
16 gets into starting to plan out how we want to
17 coordinate that --

18 COMM. BURCH: I agree.

19 MR. DONOVAN SMITH: -- with the Executive
20 Office and City Council.

21 CHAIR DAVID: Just the final thing is the
22 Federal Reserve did a study in 2012 of cities -- of two
23 cities in each State.

24 COMM. KARAZIM: Is this the tale of two
25 cities?

1 CHAIR DAVID: Yeah, it's the tale. And they
2 put in every city -- and they selected Grand Rapids and
3 Pontiac in Michigan. And they put the cities in four
4 categories. And one was transformational and one was
5 something else. One was fading and one was
6 overwhelmed. Montgomery was overwhelmed. And we're
7 still overwhelmed. We don't code enforce. Everything,
8 we don't have the people. And so that was the issue
9 about the study and all that kind of stuff. How do we
10 move? And that's a big issue.

11 MS. THACKERY: Sure.

12 COMM. KARAZIM: See --

13 CHAIR DAVID: Yeah?

14 COMM. KARAZIM: -- we got to transfer from --
15 this is an old rental that somebody wants to fix up now
16 and people are saying, "Oh, a historic district, I like
17 those." See, we're just starting to come to that.
18 Some of these house were bought for a dollar, they
19 spent 25, 30 grand on them. And I know one that's up
20 for 80 grand right now. So it's happening and it's
21 real.

22 MS. THACKERY: Yeah, it is.

23 COMM. KARAZIM: And --

24 CHAIR DAVID: Thank you so much.

25 COMM. BURCH: Thank you, ma'ams.

1 MS. THACKERY: Thank you.

2 COMM. KARAZIM: I have a motion to adjourn
3 the meeting.

4 COMM. HENK: Second.

5 CHAIR DAVID: All in favor?

6 COMMISSIONERS: Aye.

7 CHAIR DAVID: Opposed?

8 Abstentions? And the reason why.

9 Never mind. Thank you.

10 (Meeting was concluded at 7:41 p.m.)

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I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting at the time and place hereinbefore set forth. I do further certify that the foregoing transcript, consisting of (112) pages, is a true and correct transcript of my said stenographic notes.

Date

Mona Storm
CSR-4460

