

## PONTIAC HISTORIC DISTRICT COMMISSION MEETING MINUTES

TUESDAY AUGUST 11, 2015  
6:00PM – REGULAR MEETING  
LION’S DEN – CITY HALL  
47450 WOODWARD AVE.  
PONTIAC, MICHIGAN 48342

Call To Order: 6:05 PM

Commissioners:

Mr. Rick David  
Mr. Robert Karazim  
Ms. Kathalee James  
Ms. Kathie Henk  
Ms. Linda Porter  
Ms. Tameka Ramsey

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

MR. BOWDELL: JAMES?

MS. JAMES: HERE

MR. BOWDELL: BURCH?

MR. BURCH:

MR. BOWDELL: KARAZIM?

MR. KARAZIM: HERE

MR. BOWDELL: DAVID?

MR. DAVID: HERE

MR. BOWDELL: HENK?

MS. HENK. HERE

MR. BOWDELL: PORTER?

MS. PORTER: HERE

MR BOWELL: RAMSEY?

MS. RAMSEY:

EXCUSED: 0

LATE: 1

**OPENING PUBLIC COMMENTS:**

MR. HENDERSON SAID HE HAS BEEN TRYING TO GET INFORMATION ON THE OWNER OF A PROPERTY ON VOORHEIS ROAD. COMMISSIONER BURCH SAID THE REGISTRAR OF DEEDS AT THE COUNTY WOULD BE ABLE TO GIVE HIM THE INFORMATION HE NEEDS ON THE PROPERTY OWNER.

MINUTES TO REVIEW: **JUNE 10, 2015**

**ADOPTION OF MINUTES:** VICE CHAIRMAN ROBERT KARAZIM MADE A MOTION TO APPROVE THE APRIL 14, 2015 MINUTES. COMMISSIONER PORTER SUPPORTED.

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

**DISPOSITION:** MOTION TO ACCEPT THE JUNE 10, 2015 MEETING MINUTES WAS APPROVED

**COMMUNICATIONS:**

COMMISSIONER KARAZIM SAID THAT HE WOULD BE REPORTING ON COUNCIL MEMBER DORIS TAYLOR BURKS CONCERNS LATER IN THE MEETING.

**REQUESTS FOR CERTIFICATE OF APPROPRIATENESS**

**HDC-15-09– 624 ORCHARD LAKE RD – SEMINOLE HILLS HISTORIC DISTRICT  
APPLICANT – HAROLD HENDERSON  
Non - Contributing Structure  
Applicant is seeking to replace / cover the deteriorated wood on the trim and soffit with vinyl.**

**PLANNING RECOMMENDATION: TO APPROVE THE PROPOSED CERTIFICATE OF APPROPRIATENESS (HDC-15-09) TO CONSTRUCT A 672 SQ. FT. DETACHED VINYL SIDED GARAGE AND 12 FT. DRIVEWAY LOCATED 624 ORCHARD LAKE ROAD, AS THE PROPERTY IS A NONCONTRIBUTING STRUCTURE AND THE PROPOSED ALTERATIONS DO NOT APPEAR TO NEGATIVELY AFFECT THE HISTORICAL CHARACTER OF THE NEIGHBORHOOD.**

**THE OWNER, MR. HENDERSON STATED THAT THE DETACHED GARAGE WAS NEED FOR MORE SPACE TO STORE EQUIPMENT. HE SAID HE WOULD EVENTUALLY WANT TO ADD BRICK TO MATCH THE HOUSE. COMMISSION KARIZIM SAID THAT HE SHOULD CONSIDER HARDIE BOARD SIDING AS AN ALTERNATIVE TO VINYL SIDING BECAUSE OF**

**THE APPEARANCE AND MAINTANINCE FREE ADVANTAGES. MR HENDERSON SAID HE WOULD LOOK INTO IT.**

**COMMISSIONER BURCH MADE A MOTION TO APPROVE THE CERTIFICATE OF APPROPRIATENESS AS PRESENTED, WITH THE STIPULATION THAT THE RESIDENT CAN UPGRADE TO BRICK OR HARDIE BOARD WITHOUT COMING BACK TO THE COMMISSION FOR APPROVAL. COMMISSIONER AND CHAIR RICK DAVID SUPPORTED.**

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

**DISPOSITION:** MOTION TO APPROVE THE PROPOSED CERTIFICATE OF APPROPRIATENESS (HDC 15-09), TO CONSTRUCT A 672 SQ. FT. DETACHED VINYL SIDED GARAGE AND 12 FT. DRIVEWAY AT THE HOME LOCATED AT 624 ORCHARD LAKE ROAD WAS APPROVED. IT WAS FURTHER STIPULATED THAT THE HOMEOWNER CAN UPGRADE AT A LATER DATE TO EITHER BRICK OR HARDIE BOARD VINYL WITHOUT COMING BACK TO THE COMMISSION FOR APPROVAL.

**REQUESTS FOR CERTIFICATE OF APPROPRIATENESS**

**HDC-15-10– 675 N. PERRY STREET - MODERN HOUSING HISTORIC DISTRICT  
APPLICANT – KEVIN BRAYAN CARDENAS-VALERA  
Non - Contributing Structure  
Applicant is seeking to construct a 6 ft. privacy fence on the rear property line.**

**PLANNING RECOMMENDATION: TO APPROVE THE PROPOSED CERTIFICATE OF APPROPRIATENESS (HDC-15-10) FOR A 6 FT. PRIVACY FENCE LOCATED IN THE REAR OF THE PROPERTY AT 675 N. PERRY STREET AS THE PROPOSED FENCE APPEARS TO COMPLY WITH THE SECRETARY OF INTERIOR STANDARDS.**

**COMMISSION KARAZIM MADE A MOTION TO APPROVE THE RECOMMENNDATION.  
COMMISSION HENK SUPPORTED.**

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

**DISPOSITION:** MOTION TO APPROVE THE PROPOSED CERTIFICATE OF APPROPRIATENESS (HDC 15-010), TO INSTALL A 6 FT. PRIVACY FENCE LOCATED IN THE REAR OF THE PROPERTY AT 675 N. PERRY STREET WAS APPROVED.

**REQUESTS FOR CERTIFICATE OF APPROPRIATENESS**

**HDC-15-11– 597 W. HURON STREET – SEMINOLE HILLS HISTORIC DISTRICT**

**APPLICANT – White Pine Building & Development**

**Applicant is seeking to replace a diamond decorative roof with a dimensional asphalt shingle**

**PLANNING RECOMMENDATION: TO APPROVE THE PROPOSED CERTIFICATE OF APPROPRIATENESS (HDC-15-11) FOR A ROOF REPLACEMENT AT 579 W. HURON SUBJECT TO THE FOLLOWING CONDITION:**

- 1. DIMENSIONAL ASPHALT SHINGLE WILL HAVE A DIAMOND LOOK TO BETTER COMPLY WITH THE STANDARD 6 OF THE SECRETARY OF INTERIOR STANDARDS.**

**THE OWNER’S SON WAS AT THE MEETING WHO SAID HIS MOTHER (GLORIA CUMMINGS) WAS 93 YEARS OLD AND HAD BEEN IN THE HOUSE FOR 40 YEARS. SHE IS NOT IN THE POSITION TO REPLACE THE ROOF AS IT IS.**

**COMMISSIONER KARAZIM MADE A MOTION TO APPROVE THE CHANGE IN ROOFING WITH THE STIPULATION THEY WOULD USE DIMENSIONAL SHINGLES AND SUBMIT THE COLOR CHOICE TO GORDON BOWDELL FOR APPROVAL.**

**VOTE: AYES: 6    BURCH, DAVID, JAMES, HENK, KARAZIM, PORTER**

**NAYS: 0**

**ABSTAIN: 0**

**DISPOSITION: MOTION TO APPROVE THE PROPOSED CERTIFICATE OF APPROPRIATENESS (HDC 15-11), TO REPLACE THE DIAMOND LOOK SHINGLES WITH DIMENSIONAL SHINGLES WAS APPROVED. THE COLOR CHOICE FOR THE SHINGLES SHOULD BE SUBMITTED TO MR. BOWDELL FOR HIS APPROVAL PRIOR TO INSTALLATION.**

**REQUESTS FOR CERTIFICATE OF APPROPRIATENESS**

**HDC-15-12– 324 NELSON – MODERN HOUSING HISTORIC DISTRICT**

**APPLICANT: MR. ROOF**

**Applicant is seeking to remove the existing slate shingles and replace with dimensional asphalt shingles in a grey / black color.**

**PLANNING RECOMMENDATION: TO APPROVE THE PROPOSED CERTIFICATE OF APPROPRIATENESS (HDC-15-12) FOR A ROOF REPLACEMENT AT 324 NELSON FROM A SLATE ROOF TO A DIMENSIONAL ASPHALT SHINGLE IN A GREY/BLACK COLOR, AS IT APPEARS TO COMPLY WITH THE SECRETARY OF INTERIOR STANDARDS.**

**AFTER DISCUSSION, COMMISSIONER BURCH MADE A MOTION TO RECOMMEND OWNER TO REPAIR TO MATCH THE ORIGINAL CONDITION. THE MOTION WAS WITHDRAWN. COMMISSIONER KARAZIM MADE A MOTION THAT WE DELAY A DECISION BECAUSE MORE INFORMATION WAS NEEDED BEFORE WE COULD MAKE A DECISION, SUCH AS ESTIMATING SLATE ROOF REPAIR COSTS AND STABILITY OF THE EXISTING ROOF. COMMISSIONER KARAZIM COMMITTED TO EXPEDITING THE NECESSARY ESTIMATES IN A TIMELY MANNER AND SENDING THE INFORMATION TO THE GROUP.**

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

**DISPOSITION:** MOTION TO POSTPONE APPROVAL OF THE PROPOSED CERTIFICATE OF APPROPRIATENESS (HDC 15-12), TO REMOVE AND REPLACE THE SLATE ROOF AT 324 NELSON WITH A DIMENSIONAL ASPHALT ROOF WAS APPROVED.

**CLOSING PUBLIC COMMENTS: NONE**

OTHER BUSINESS:

MAYOR WATERMAN WAS PRESENT AT THE MEETING AND SAID SHE IS TRYING TO WORK ON BLIGHT IN THE CITY. SHE HAS COMMITMENTS FROM A NUMBER OF GROUPS TO PROVIDE VOLUNTEERS THAT ARE WILLING TO WORK ON PROJECTS WITHIN THE CITY. MAYOR WATERMAN ASKED THE HISTORIC DISTRICT COMMISSIONERS TO HELP IDENTIFY PROPERTIES THAT VOLUNTEERS CAN HELP REFURBISH.

COMMISSIONER KARAZIM STATED THAT OAKLAND COUNTY OWNS 9 HOMES IN THE MODERN HISTORIC DISTRICT. THE COUNTY HAS COMMITTED TO INSTALLING LOCK BOXES ON ALL OF THESE PROPERTIES AND CLEANING THEM UP. MAYOR WATERMAN ASKED COMMISSIONER KARAZIM TO SEND HER THE INFORMATION ON THE 9 PROPERTIES OWNED BY THE COUNTY. COMMISSIONER KARAZIM SAID HE WAS SURE THE COUNTY WOULD BE INTERESTED IN TAKING A PART IN THE REFURBISHMENT OF THESE PROPERTIES AND USING THEM AS A MODEL FOR DEVELOPMENT.

PRESIDENT DAVID ASKED THE MAYOR WHAT SHE WOULD VIEW AS A SUCCESSFUL MODEL. MAYOR WATERMAN SAID SHE WOULD LIKE TO SEE THE GROUP TAKE ON ONE PROPERTY AT A TIME.

MAYOR WATERMAN SAID THE BOND HAS BEEN REDUCED FOR HOMES IN THE HISTORICAL DISTRICTS, AND THERE ARE SPECIAL INCENTIVES FOR HOMEOWNERS AND NON-PROFIT ORGANIZATIONS. GORDON BOWDELL WILL FORWARD THE NEW LANGUAGE OF THE ORDINANCE.

PRESIDENT DAVID SAID OF THE 1000 VACANT LOTS IN THE CITY 800 ARE OWNED BY THE COUNTY AND 200 BY THE CITY. THE JULY 25<sup>TH</sup> MEETING WAS SUCESSFUL IN GETTING OUT THE INFORMATION ABOUT THESE LOTS TO THE COMMUNITY.

MEETING ADJOURNED AT 7:15 PM