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CITY OF PONTIAC  
HISTORIC DISTRICT COMMISSION  
TUESDAY, JULY 10, 2018  
6:00 P.M.  
Meeting before the Historic District Commission,  
at 47450 Woodward Avenue, 1st Floor,  
Lion's Den, Pontiac, Michigan 48342.

BOARD COMMISSIONERS:  
Rick David, Chairman  
Robert Karazim, Co-Chair  
Linda Porter, Commissioner  
Kathie Henk, Commissioner  
Ken Burch, Commissioner (NOT PRESENT)

CITY OFFICIALS PRESENT:  
Arthur Mullen, Interim City Planner  
Vernon Gustafsson, City Planner

APPLICANT:  
Cliff Sieber

MINUTES RECORDED BY:  
Quentina R. Snowden, (CSR-5519)  
Certified Shorthand Reporter

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AGENDA

- 1. CALL TO ORDER AT 6:03 P.M.
- 2. ROLL CALL
- 3. COMMUNICATIONS: (NONE.)
- 4. MINUTES FOR REVIEW JUNE 12, 2018  
(NOT AVAILABLE)
- 5. HISTORIC DISTRICT REVIEW:
  - 5.1 HDC 18-27  
ADDRESS 57 FAIRGROVE  
PARCEL NO. 14-29-232-029  
APPLICANT: GRACE GOSPEL FELLOWSHIP  
HISTORIC DISTRICT FAIRGROVE  
HISTORIC DISTRICT
  - 5.2 HDC 18-27  
ADDRESS 67 OTTAWA  
PARCEL NO. 14-30-482-002  
APPLICANT: PRICE CONSTRUCTION  
SERVICES LLC  
HISTORIC DISTRICT SEMINOLE HILLS  
HISTORIC DISTRICT
- 6. NEW BUSINESS: (NONE)
- 7. UNFINISHED BUSINESS: (NONE)
- 8. PUBLIC COMMENTS: (NONE)

1 CHAIRPERSON DAVID: Call the meeting  
2 to order. And as we do, Arthur, if you would do  
3 roll call, please.

4 MR. MULLEN: Commissioner Porter.

5 COMM. PORTER: Here.

6 MR. MULLEN: Commissioner Henk.

7 COMM. HENK: Here.

8 MR. MULLEN: Commissioner Burch is not  
9 here yet. Vice-Chair Karazim.

10 CO-CHAIR KARAZIM: Si, Senor.

11 MR. MULLEN: And Chair David.

12 CHAIRPERSON DAVID: Yes.

13 MR. MULLEN: All right. We have a  
14 quorum.

15 CHAIRPERSON DAVID: Very good.

16 Number three is communications. Is  
17 there anything in that category that you wish to  
18 speak about?

19 MR. MULLEN: One thing is I think we  
20 would like to make an amendment to the agenda, that  
21 there is --

22 CO-CHAIR KARAZIM: I would like to  
23 make an amendment to the agenda, HTC 1827 to be  
24 added to the Historic District review.

25 CHAIRPERSON DAVID: Okay. That's a

1 motion?

2 CO-CHAIR KARAZIM: Motion.

3 CHAIRPERSON DAVID: And is there  
4 support?

5 COMM. PORTER: I will.

6 CHAIRPERSON DAVID: Any discussion?

7 COMM. PORTER: We don't know what it  
8 is yet.

9 CHAIRPERSON DAVID: I know. I always  
10 ask. All in favor?

11 (All ayes.)

12 CHAIRPERSON DAVID: Opposed?

13 (None.)

14 CHAIRPERSON DAVID: Thank you. Now  
15 minutes for our review.

16 MR. MULLEN: We have no minutes this  
17 month. Mona is behind, she's been sick and the  
18 holidays, so we're -- we'll hopefully get those  
19 minutes, a double batch for the next meeting.

20 CHAIRPERSON DAVID: That's okay.  
21 That's okay.

22 Now, so we have three reviews then, am  
23 I correct on that?

24 MR. MULLEN: That is correct.

25 CHAIRPERSON DAVID: So we're going to

1 start out with 67 Ottawa, 5.1. And so, it is our  
2 practice that Arthur leads it off and gives an  
3 overview of where things are and the support.

4 MR. MULLEN: I have it as 57 Fairgrove  
5 is the first item.

6 CHAIRPERSON DAVID: Oh, I'm sorry.

7 CO-CHAIR KARAZIM: Who typed this? We  
8 know why you only get 24 Gs, let's be honest here.

9 CHAIRPERSON DAVID: Okay. 57. Okay.  
10 Yes, sir. Go ahead, Arthur.

11 MR. MULLEN: All right. You received  
12 a copy of the application and the material that was  
13 provided by Cliff relative what they're proposing to  
14 do. This is the house that is on Fairgrove. It is  
15 located just to the west of Lexington Place.

16 CHAIRPERSON DAVID: Okay.

17 CO-CHAIR KARAZIM: I've got copies  
18 here for everyone.

19 MR. MULLEN: So, they're proposing a  
20 major renovation replacing the clapboard siding on  
21 the first floor with Hardie board. They're also  
22 replacing shingle on the second floor.

23 CO-CHAIR KARAZIM: "Shingle" as in  
24 "shake"?

25 MR. MULLEN: Hardie board shake.

1 CO-CHAIR KARAZIM: Okay.

2 CHAIRPERSON DAVID: So it's a Hardie  
3 board shake. And there is a door location. There  
4 are currently two doors on the front of the porch,  
5 because the house was -- is a duplex. The Applicant  
6 is requesting approval to move the door, I believe,  
7 to the right so it doesn't enter --

8 MR. SEIBER: More centered on the  
9 porch.

10 MR. MULLEN: Centered on the porch  
11 where there's a window currently. And then there is  
12 a new roof that's been put on. It was a replacement  
13 with like, so that would have been not brought  
14 before the Commission and it was already done last  
15 fall or --

16 MR. SEIBER: Yeah, late summer last  
17 year.

18 MR. MULLEN: Last year. So,  
19 significant improvements to this home. It has been  
20 vacant for quite awhile, I would say.

21 MR. SEIBER: Eight years.

22 MR. MULLEN: Eight years vacant. Some  
23 questions that I felt that we needed to have  
24 answered was, one, the windows, we do have the  
25 requirement for windows. The Applicant in an e-mail

1 back and forth I had asked is talking about Wallside  
2 Windows replacing all of the windows in the house.  
3 And I think that countermands the guidelines from  
4 the Historic District Commission.

5 And then also the door location is a  
6 significant change to the house.

7 So, I didn't have enough information  
8 to make a recommendation. I thought that we needed  
9 to get some more information from the Applicant.

10 CO-CHAIR KARAZIM: Yeah.

11 CHAIRPERSON DAVID: So on page 2 --

12 CO-CHAIR KARAZIM: Can I speak?

13 CHAIRPERSON DAVID: For sure. So your  
14 analysis is on page 2, am I correct on that?

15 MR. SEIBER: Correct.

16 CHAIRPERSON DAVID: And, again, you're  
17 aware that we follow the Department of Interior of  
18 the United States guidelines?

19 MR. SEIBER: Yes.

20 CHAIRPERSON DAVID: And so, there's a  
21 mixed bag here?

22 MR. MULLEN: Correct. Correct.

23 CHAIRPERSON DAVID: Or as they say.

24 And so -- yes, Robert?

25 CO-CHAIR KARAZIM: This part that's

1 over the front porch, that looks like an old  
2 sleeping porch.

3 COMM. HENK: Yeah.

4 CO-CHAIR KARAZIM: So if you're going  
5 to attack it, that should be screens and no windows.  
6 How do we address something like that?

7 MR. MULLEN: Well, I believe that the  
8 porch at one point had been enclosed with windows.

9 CO-CHAIR KARAZIM: The top part?

10 MR. MULLEN: Yeah, I mean, I didn't --  
11 downstairs.

12 CO-CHAIR KARAZIM: This looks like an  
13 old sleeping porch, which was never enclosed. They  
14 were always open. A lot of times they had screens  
15 in them. And you're trying to put this back as a  
16 sleeping porch or --

17 MR. SEIBER: Just recreate the same  
18 porch. It's all -- it's a wood deck right now. So  
19 we were going to -- and it's falling apart. So we  
20 were just going to restore it as we did next door.  
21 Last year we did 61 Fairgrove and I've got pictures  
22 here to show you what that looks like.

23 MR. MULLEN: I think you're talking  
24 about the lower porch. He's talking about the upper  
25 porch.

1 CO-CHAIR KARAZIM: The upper porch  
2 looks like an old sleeping porch. You know, hot  
3 summer days they had a board, a thing up there.

4 MR. SEIBER: It is, it's very strange  
5 up there, yeah.

6 CO-CHAIR KARAZIM: Yeah. Probably an  
7 old sleeping porch.

8 COMM. HENK: But the windows look like  
9 Palladian-style windows underneath. Can you see the  
10 rounded tops on them?

11 MR. MULLEN: Well, I was reading the  
12 original designation report, that Fairgrove  
13 intensive level survey, and they did talk about the  
14 three windows. They used the term Diocletian  
15 windows from the Baths of Diocletian, because they  
16 would have been split most likely in three.

17 CO-CHAIR KARAZIM: Three, yeah, one  
18 big arch came down and then two side lights.

19 MR. MULLEN: Two side lights. And  
20 then you probably had a plating window up on the  
21 third floor. And that was included in the  
22 designation report.

23 COMM. HENK: When they did that  
24 report, did they say this was an open sleeping porch  
25 or no?

1 MR. MULLEN: It said that it was  
2 probably prepared as a porch. I don't think -- it  
3 didn't state if it was still open or not, not from  
4 my memory of reading the survey.

5 CHAIRPERSON DAVID: So, is there a  
6 suggestion on how we attack your analysis or --

7 CO-CHAIR KARAZIM: I think we have to  
8 talk about this.

9 MR. MULLEN: Well, I think the one  
10 issue would be the door and how people feel about  
11 changes. I think there's some merit to making some  
12 changes to the door because the door's moved and it  
13 had two doors. So I think you can make an argument  
14 that you could stand behind it. Changes can happen  
15 and -- but my one -- it would be about the windows  
16 on the front facade and the --

17 CO-CHAIR KARAZIM: Yeah, we got our  
18 butts kicked on windows, you guys know that, right?  
19 We got our butts kicked pretty bad. We were  
20 allowing on the front of the facade to put up an  
21 aluminum clad or wood or aluminum clad and they came  
22 down on us and says no on the aluminum clad, they  
23 have to be wood.

24 MR. MULLEN: They want us to apply the  
25 windows on all four sides.

1                   COMM. HENK: Right. Where we only did  
2 the front.

3                   MR. MULLEN: And the Board is taking  
4 a -- we're in Pontiac right now and we're just  
5 trying to get buildings rehabbed.

6                   CHAIRPERSON DAVID: Sort of the right  
7 versus the best.

8                   COMM. HENK: So I have a question.

9                   CHAIRPERSON DAVID: Yes.

10                  COMM. HENK: So on the porch, you're  
11 going to redo that whole porch, but where are you  
12 going to put the steps? Like, are the steps going  
13 to be in the same pot?

14                  MR. SEIBER: Well, no, they would be  
15 shifted. They would line up with the door.

16                  COMM. HENK: I'm just saying, because  
17 there's a post right in the center so you're going  
18 to obviously have to go one way or the other.

19                  MR. SEIBER: Yes. Yeah, the door on  
20 the right is -- it appears to be an entry door that  
21 enters into a stairway that goes --

22                  COMM. HENK: That goes upstairs.

23                  MR. SEIBER: Yeah, when you come from  
24 the kitchen you go up half a flight to a landing,  
25 and then you turn and go to the second floor. This

1 door leads to a set of stairs that also leads to  
2 that landing. So when you open that door you -- so  
3 the only place you would go is to the second floor.

4 MR. MULLEN: It goes like this.

5 MR. SEIBER: Yes, it goes like that.

6 CO-CHAIR KARAZIM: So it was a  
7 mother-in-law or a servant, right?

8 COMM. HENK: How you got into the main  
9 part of the house.

10 MR. MULLEN: No, I think --

11 MR. SEIBER: The left door. That goes  
12 into the living room.

13 MR. MULLEN: I think that there was a  
14 second door on the front of the house.

15 COMM. HENK: It's very weird.

16 COMM. PORTER: Making it a duplex.

17 CHAIRPERSON DAVID: Yes.

18 COMM. HENK: Very weird.

19 CO-CHAIR KARAZIM: I --

20 MR. MULLEN: Look at him.

21 CO-CHAIR KARAZIM: I got to see a  
22 drawing. I understand what you did, but I got to  
23 see some sort of a drawing, I got to see what you're  
24 doing. Somebody's got the to draw the front of the  
25 house and say this is this, this is this, and this

1 is this. I think it's great. I think we're going  
2 to try to support you all that we can, but we  
3 just -- like I said, we just need details for a  
4 couple of things. So a couple of things you're not  
5 going to like what we say, I guarantee that. But,  
6 changes to stuff --

7 MR. MULLEN: And then I recommended  
8 the posts be -- you use round posts and then the  
9 report, I figured you could use round posts again.

10 MR. SEIBER: There's an issue with  
11 that, though.

12 CO-CHAIR KARAZIM: The round posts?

13 MR. SEIBER: Well, because right now  
14 they're -- in fact in my e-mail I told you they were  
15 four-by-fours and --

16 MR. MULLEN: They're six-by-six.

17 MR. SEIBER: They are six-by-six. And  
18 the reason is they're supporting that second  
19 floor --

20 COMM. HENK: Right.

21 MR. SEIBER: -- and third floor,  
22 there's actually a third floor. Last year, when we  
23 worked on 61 Fairgrove we used the round -- what do  
24 you call those posts?

25 MR. MULLEN: It's a door column.

1 MR. SEIBER: Yeah. Anyway, we used  
2 the round columns on it, but those are not  
3 structural columns.

4 COMM. HENK: Right, right.

5 MR. SEIBER: They're wood, but they're  
6 hollow. So what we did was they just happened --  
7 for an eight-inch column they happened to fit a  
8 four-by-four. So we slid a four-by-four inside  
9 those columns, jacked up the whole front porch,  
10 which was sagging anyway, there was structural  
11 issues going on, so we jacked that up, slid the  
12 columns into position, let the porch back down and  
13 it worked.

14 Well, with a six-by-six, there's no  
15 way we're putting eight-inch columns on there and  
16 I'm not sure how big of a column we can get unless  
17 you buy a solid wood column that's structural. But  
18 you're start getting into a major expense just to  
19 change those. And maybe there's something we can do  
20 more decorative. We're doing one, actually right  
21 now we're working on a house on Moreland Street  
22 where we had columns like this and we put a pillar  
23 and then -- I mean, we made it decorative and it  
24 looks nice. Of course that's not a historic  
25 district, but there's ways, I think, to attack it

1 without just going around columns because of -- let  
2 me -- I don't know if this is my turn to kind of  
3 jump in at this point. Let me give you a little bit  
4 of history on this first.

5 This house, as Arthur indicated, has  
6 been vacant for eight years. We had our eye on it,  
7 but a couple years ago it came up for tax sale at  
8 the tax foreclosure auction. At the first auction,  
9 the minimum bid was around \$10,000 and nobody bid  
10 because that's what the taxes were due on it.  
11 Second auction was \$100 and nobody bid because  
12 nobody wants to go near this thing. I mean, it's a  
13 money pit. When you go inside the floors are all  
14 buckled from water damage, the walls are -- I mean,  
15 it will be a complete gutting of the whole inside of  
16 it, and in fact we just did have the furnace and the  
17 ductwork removed because it was all asbestos-wrapped  
18 ductwork, and so there's a huge amount of structural  
19 issues with it that -- and we had that next door, at  
20 61 Fairgrove we had to put six laminated beams just  
21 in the front porch to support the second and third  
22 floors.

23 So, anyway, we get into a situation  
24 where builders won't go near this because they  
25 can't -- you know, it just costs too much, you can't

1 do it and you can't -- you might put 100,000,  
2 125,000 into this and then we have it appraised and  
3 it appraises for 70,000 or 60,000. So the numbers  
4 don't work for them. Well, for us we can get the  
5 numbers to work because we have all volunteer labor,  
6 Chrysler and Pepsi and Wells Fargo and we get, you  
7 know, organizations that will send volunteers out  
8 and work on these. And then we have some donors  
9 that will assist us in this.

10 So, I mean, we don't make any money,  
11 but we can kind of get this to happen.

12 The problem that we start to see,  
13 especially on this house, and I've got some other  
14 examples, some of the other houses that we have on  
15 Fairgrove, actually we had seven houses --

16 CO-CHAIR KARAZIM: I think we're all  
17 familiar with your work on Fairgrove.

18 MR. SEIBER: We had seven houses on  
19 Fairgrove. One was torn down, but we're working --  
20 you know, this will be our -- actually, this is the  
21 fifth one, about four doors down is 27 Fairgrove and  
22 that's scheduled for 2020 to work on.

23 So, we want to, you know, go after  
24 these. But, let's go after the -- talk about the  
25 siding, for instance. On our typical house, to put

1 Hardie board siding on it, the materials run right  
2 around \$3,000, and we have a very good carpenter  
3 gives us a really good price on it and labor is  
4 about 3,000 too. Labor and material are usually  
5 about the same, about 6,000. When you go to the  
6 cedar shake Hardie board it goes from -- just the  
7 materials goes from about \$136 a square to \$670 a  
8 square.

9 COMM. PORTER: Wow.

10 MR. SEIBER: So it's like two and a  
11 half times the jump. So when I priced out doing the  
12 Hardie board and the cedar shake shingle-type Hardie  
13 board on the second floor, Hardie board on the first  
14 floor, instead of 6,000 we're looking at 16,300.  
15 Well, okay, so there's a \$10,000 jump in this price,  
16 and I think we're willing to do that, but one of the  
17 things Arthur brought up in his report was that,  
18 well, the original is like six-inch reveal. So your  
19 lapse -- or four-inch rather, I'm sorry, four-inch  
20 reveal, we're proposing six-inch. Which is not --  
21 doesn't match what's there, but if we go from  
22 four -- instead of six we go to four, that adds  
23 about a 33 percent increase.

24 So now we're looking at somewhere in  
25 the low 20s just to do the siding on the house, it

1 doesn't count painting or trim boards, you know, on  
2 the outside or, you know, whatever other things have  
3 to be done to that.

4           So it starts pushing us into a cost  
5 where we're saying, you know, we're better off  
6 moving down to 27 Fairgrove and working on that  
7 house, and this one, we bought this house from the  
8 County for \$30 because it -- nobody wanted it at the  
9 two auctions, so if this becomes so expensive what  
10 we'll do we'll just quitclaim it back to the County  
11 and -- you can see there, in fact I've got signed  
12 pictures of it, it was scheduled -- it was signed  
13 for demolition and in fact they already had  
14 disconnected all of the utilities to the house. So  
15 they were ready to, at some point, tear it down.

16           So if we start adding -- and some of  
17 these things I'm certainly willing to do, the cedar  
18 shake I think would really look neat on that second  
19 floor and even on the windows, Wallside donates the  
20 windows to us. But they will -- then the installer  
21 then charges us for installation. But, I mean, it  
22 cuts the price for the windows by almost two-thirds.  
23 So that helps make the economics of this thing work,  
24 but -- and I think Arthur mentioned six-in-one  
25 windows where, you know, you have the --

1 MR. MULLEN: It looks like it was  
2 six-in-one from the photograph.

3 MR. SEIBER: Yeah, that's what's in  
4 there now. And we plan to do all of that. But on  
5 the front windows, where they have to be wood, I  
6 guess if you're under State law that it has to be  
7 that way, I guess we'd look at it. I think there's  
8 like seven windows. Yeah, I think there's a total  
9 of seven windows on the front. But that could --  
10 seven windows at, I don't know what they'd run,  
11 \$1,000 a window.

12 MR. MULLEN: Hopefully the windows can  
13 be repaired and you wouldn't have to -- you'd pay  
14 200 bucks to have someone fix those front windows  
15 instead of replace those. So you can go with  
16 replacement, which is what the Interior standards  
17 really are directed towards, is replace and our  
18 guidelines really are not to affect the integrity.

19 CO-CHAIR KARAZIM: Yeah, the standards  
20 are fix this stuff, not replace it. I don't know  
21 why -- you're sitting here saying the -- I'm telling  
22 you, you're saying the wrong words. Almost every  
23 word that came out of your mouth was the wrong word.  
24 The siding is there. The siding is there. Why are  
25 you tearing it off?

1 MR. SEIBER: Yeah. And we have -- in  
2 fact, I'd like to show you.

3 CO-CHAIR KARAZIM: Let me ask, why are  
4 you tearing it off? Because it's icky?

5 MR. SEIBER: That's -- across the  
6 street we did 48 Fairgrove.

7 CO-CHAIR KARAZIM: Yeah.

8 MR. SEIBER: And --

9 CO-CHAIR KARAZIM: I'm very familiar  
10 with the house.

11 MR. SEIBER: Okay. And it ended up  
12 looking like that.

13 CO-CHAIR KARAZIM: I understand all of  
14 the work, but you're still not answering my  
15 question.

16 MR. SEIBER: Well, I'm getting there.

17 CO-CHAIR KARAZIM: Okay.

18 MR. SEIBER: And that house was -- had  
19 siding on top of it before. We peeled that off,  
20 maybe a couple layers, and then we got to that, and  
21 we filled tens of thousands of nail holes on the old  
22 siding. But we kept it. And of course a lot of  
23 money into scraping it and putting several coats of  
24 paint primer and then a couple of coats --

25 CO-CHAIR KARAZIM: But you didn't have

1 16 grand into it.

2 MR. SEIBER: Huh?

3 CO-CHAIR KARAZIM: You didn't have 16  
4 grand into it just in materials.

5 MR. SEIBER: Well, one of the other  
6 things is that in order -- we take the siding off in  
7 order to get the insulation pumped into it, because  
8 none of these houses had any insulation in them.

9 CO-CHAIR KARAZIM: Yeah, but on this  
10 house you're talking about pumping in from the  
11 inside, so it doesn't matter.

12 MR. SEIBER: Well, yeah, and then we  
13 put Tyvec wrap on the outside to make it a little  
14 more airtight than they were. I don't think you  
15 get -- you don't always seem to be able to get to  
16 everything as well from the inside as you do from  
17 the outside.

18 MR. MULLEN: I will say that a lot of  
19 the cedar shake is in bad shape. I did write that  
20 on the wood siding.

21 MR. SEIBER: But, still, 10 percent,  
22 20 percent, 50 percent, how much is that?

23 MR. MULLEN: I'd say 30 percent.

24 CO-CHAIR KARAZIM: 30 percent.

25 MR. SEIBER: So these things -- now

1 that house we've been -- we put one year -- maybe  
2 one and a half years after we painted, the paint was  
3 peeling off of it again because moisture is coming  
4 through that wood. It's been six years since we did  
5 that house. Now it's ready for a third coat of  
6 paint. We can't get the paint to stay on it.

7 Restoring the windows, these windows  
8 leak like a sieve. We did keep the windows in that  
9 house and it was one of the biggest mistakes we  
10 made, it was just constant cold air coming into that  
11 house. We're trying to restore these houses so that  
12 they'll last for another hundred years, and this is  
13 the way we think is the best way to do it.

14 Like I said, this would be the fifth  
15 house. We just did it on the one next door. I'd  
16 like to show you a picture of that.

17 CO-CHAIR KARAZIM: No, no, we're  
18 familiar with what you're doing. We're familiar  
19 with what you're doing, but see, we're governed --  
20 we can't say yes to this. I'll tell you right now,  
21 we cannot say yes to this. We cannot say yes to  
22 anything you've said so far. We can't.

23 MR. SEIBER: Well, okay. Well,  
24 that -- and that's fine. I'm here to find that out.  
25 Because I think, you know, with the resources we

1 have, and with the volunteers that can work on this  
2 thing, if it costs more than what it's worth, than  
3 what we can afford, then I think our best option is  
4 we just deed it back to the County and we'll go down  
5 the street and work on 27. Because 27 isn't  
6 anywhere near -- I have a picture of 27.

7 MR. MULLEN: Yeah, there's only one  
8 other house, I think --

9 CO-CHAIR KARAZIM: Well, let's  
10 continue to review what you're talking about. It is  
11 my opinion that you fix the stuff instead of tear it  
12 off. And, yes, round columns are structural, they  
13 all have a rating, you just need somebody that can  
14 do the math.

15 MR. SEIBER: Oh, we have someone who  
16 can do the math.

17 CO-CHAIR KARAZIM: Well, then I don't  
18 know what you're saying about the non-structural,  
19 because they are.

20 MR. SEIBER: Well, the ones that you  
21 buy that are hollow are not structural columns.

22 CO-CHAIR KARAZIM: Yes, they are.

23 MR. SEIBER: It says right on them  
24 they're not structural columns.

25 CO-CHAIR KARAZIM: HB&G makes

1 structural columns --

2 MR. SEIBER: Not to support two floors  
3 above it.

4 CO-CHAIR KARAZIM: That's a math  
5 problem. That isn't -- two floors isn't an answer,  
6 that's a math problem. That's an architect. It  
7 supported two floors for the last hundred years.

8 MR. SEIBER: Well, look, you know,  
9 I --

10 CO-CHAIR KARAZIM: Ask the table for  
11 an opinion. Go ahead.

12 COMM. HENK: Can I just say something?  
13 The columns that are on here, even though it's a  
14 small part of it, the columns that are on here are  
15 square columns.

16 MR. SEIBER: Yeah, they're  
17 six-by-sixes.

18 COMM. HENK: Right. So why are we  
19 talking about round columns?

20 MR. MULLEN: Well, no, because the  
21 original home in the report talked about round  
22 columns.

23 COMM. HENK: Oh, okay.

24 MR. MULLEN: And there's a round  
25 column that is still -- there's a round column

1 that's engaged --

2 COMM. HENK: I see.

3 MR. MULLEN: Right. An engaged round  
4 column that's sitting right here. And I'm assuming  
5 that -- I forgot to look over there.

6 COMM. HENK: I see what you're saying.  
7 Yeah.

8 MR. MULLEN: But that one is round.

9 CHAIRPERSON DAVID: Arthur, you're not  
10 making a recommendation because?

11 MR. MULLEN: Two things. One was  
12 about the windows; and two about the door. And, so,  
13 those were the concerns that I had. I'm -- I  
14 stretched a little bit about the exterior. We have  
15 approved HardiePlank in the past, and so, that was  
16 where I came to that -- to -- in the past I have --  
17 my understanding. I haven't approved it, but it was  
18 my understanding that we have approved HardiePlank  
19 in the past to be installed on homes.

20 So that's where I kind of took that a  
21 little bit probably stretching the Secretary's of  
22 Interior standards.

23 CO-CHAIR KARAZIM: Well, let's accept  
24 that as a value. Let's try and work through this.  
25 I know I'm being a dick, but bear with me, okay?

1           Because we have to go through a format. And I know  
2           I'm the bad guy because everybody tells me that all  
3           my life. But we won't get into that, that's a  
4           personal thing. Let's say you install the Hardie  
5           board, all right, anybody care? I mean -- so, all  
6           right, that solves one problem, right?

7                         MR. SEIBER: Yeah, the house we did  
8           last year was Hardie board.

9                         CO-CHAIR KARAZIM: All right. That  
10          solves one problem, right? Okay. Hardie board,  
11          columns are structural, it's a math problem. I want  
12          you to work on that.

13                        MR. SEIBER: You want me -- it takes  
14          a -- the four-by-four won't work, the guy who -- and  
15          there's a reason why they put six-by-sixes on it and  
16          that's because that's what's needed to support that.  
17          We could have a structural engineer look at it and  
18          we had a structural engineer look at it at 61  
19          Fairgrove last year when we had to put the laminated  
20          beams to jack up the second and third floors. But  
21          I'm telling you, those -- it says right on those  
22          columns, they're wood columns, they're about maybe  
23          inch, inch and a half thick all the way around. It  
24          says "Not for structural use."

25                        So, I don't know what you're talking

1 about in looking at the numbers. I don't think  
2 there's any question -- I'm an engineer myself, I  
3 don't see there's really much to talk about. I  
4 mean, we can go through the numbers, but there is no  
5 way those round columns are going to support that  
6 porch in the second and third floor.

7 CO-CHAIR KARAZIM: Well, let's --

8 COMM. HENK: I'm just -- I don't know  
9 what he's talking about because at Home Depot that's  
10 the columns. But there's got to be something --

11 MR. SEIBER: That's where we bought  
12 them.

13 COMM. HENK: I know. Exactly. But  
14 there's got to be a company that makes a solid  
15 column, right?

16 CO-CHAIR KARAZIM: Well, no, they're  
17 hollow, they're the same.

18 MR. MULLEN: They're hollow.

19 CO-CHAIR KARAZIM: Yeah. And they  
20 also make them in fiberglass, which is an  
21 eight-inch, I think it's rated like three tons  
22 apiece, or four tons apiece. They make round  
23 columns that are structural that you can do this  
24 with.

25 MR. SEIBER: Yeah, but they're a lot

1 more than what I bought them for at Home Depot. I  
2 mean, if they're five times the cost, well --  
3 really, we're doing that for aesthetics? I know  
4 you're trying to comply with historic requirements  
5 here, but --

6 MR. MULLEN: Well, the problem is that  
7 is --

8 COMM. HENK: Right.

9 MR. MULLEN: That is the basis of  
10 historic preservation is about aesthetics and  
11 retaining the historic integrity. And that's -- I'm  
12 sorry, I mean, when you had sent your e-mail I'm  
13 kind of like, well, my hands are tied. I have to  
14 follow the City's ordinance, which is from the State  
15 Enabling Act, which is basically tied to the Federal  
16 government.

17 So, there is some flexibility. As I  
18 said, I was being flexible about the Hardie board  
19 because I think the Board has reviewed it.

20 CO-CHAIR KARAZIM: We're okay with  
21 that. Let's just keep moving forward through this.  
22 I mean, if you want to can this whole project  
23 because I said you had to do round columns, that's  
24 fine with me. It will save me a lot of breath.

25 MR. SEIBER: Well, that's not the only

1 issue. I mean, if we go to the four-inch lap  
2 instead of six, there's another 30 percent that's  
3 added.

4 CO-CHAIR KARAZIM: But that's Hardie  
5 board, not cedar.

6 MR. SEIBER: Yeah, right,  
7 non-historic.

8 MR. MULLEN: And I think I was the one  
9 who was talking about the overlap versus the Board,  
10 I think the Board --

11 CO-CHAIR KARAZIM: Here is the thing  
12 that we have to do here, and this is bottom line,  
13 when this -- when you're done with this and I hand  
14 you a photograph of this house as built, they have  
15 to look the same. That's what this is all about.  
16 Porch railings, porch steps, all that stuff. We  
17 don't care if what you do to the inside.

18 MR. SEIBER: Yeah, I know. And  
19 there's a lot of cost in that. 61, the one we did  
20 last year was all refinished pocket doors and all  
21 the wood trim, I mean it was an amazing house  
22 inside. But there's a lot of cost to replacing all  
23 of the electrical and plumbing and heating and all  
24 that.

25 CO-CHAIR KARAZIM: Absolutely.

1 MR. SEIBER: I mean, that house last  
2 summer was probably -- it was close to a \$90,000  
3 renovation even with all of the volunteer help, and  
4 appraisal on the house brings it around 75. So, you  
5 know, it's -- we want to fix these up, and it's part  
6 of the program and we have -- one of the parts of  
7 the program is called From Homelessness to Home  
8 Ownership, so when people enter the program and they  
9 successfully finish three years, we offer three  
10 years in the program, we offer these homes to them  
11 on a ten-year land contract. And so far we got 16  
12 people buying homes in Pontiac that otherwise  
13 wouldn't be able to afford it.

14 So, you know, these homes can end up  
15 being used for that. And -- but like I said, if  
16 it's -- and I understand completely, you've got  
17 standards, you guys have to follow the  
18 State-prescribed standards that you have to follow.  
19 But by the same token, we're making an economic  
20 decision here, and if -- you know, like I said, like  
21 on the -- if a four-inch reveal is required and you  
22 wouldn't allow six, and you need round columns, it's  
23 just easier for us to just deed it back to the  
24 County. If there's any flexibility here and I  
25 can -- we can work on something on the windows on

1 the front, but certainly the rest of the house all  
2 has to be Wallside windows.

3 MR. MULLEN: We have plenty of  
4 precedence for that.

5 MR. SEIBER: Okay.

6 MR. MULLEN: The precedent for that is  
7 set and that's why I feel the Board has almost no  
8 flexibility with the windows, because they have told  
9 people no and we have really had people -- so it's  
10 one of those -- the windows thing is -- I'd be  
11 surprised if they said yes, because there's been so  
12 many times that they have told people no, and they  
13 complied and retained the historic windows on the  
14 front.

15 So I feel that on that one, it would  
16 be very tough for them to change their opinion.

17 CHAIRPERSON DAVID: So while you are  
18 disappointed on the areas that are still in flux,  
19 you're not willing to do some further investigation  
20 of other vendors that may have this kind of --

21 MR. SEIBER: On the front windows?

22 MR. MULLEN: Or an applique to a round  
23 column.

24 CHAIRPERSON DAVID: Columns and all  
25 that. Would another month of investigation be

1 detrimental to you?

2 MR. SEIBER: No. Actually not at all.  
3 We're finishing up this house on Moreland Street  
4 that we probably won't finish until the end of  
5 August, so we weren't planning on really starting  
6 into this thing until September, and then it will  
7 only go -- that will probably be mostly just  
8 demolition and then next spring we'll really --

9 MR. MULLEN: If there's no heat you'll  
10 just shut it down for the winter.

11 MR. SEIBER: Yeah, because we can't --  
12 we don't want to heat it through the winter.

13 MR. MULLEN: There's no reason to.

14 MR. SEIBER: So we'll just do  
15 demolition and then just let the house sit and then  
16 probably about April we'll start up again.

17 CHAIRPERSON DAVID: Can you  
18 independently look at this possibility?

19 CO-CHAIR KARAZIM: I'd still like to  
20 go through this list. I know that we keep stopping,  
21 but I still want to go through this list. And then  
22 we'll talk about what we need to do.

23 CHAIRPERSON DAVID: Okay.

24 CO-CHAIR KARAZIM: Remove and replace  
25 siding with HardiePlank, I think everybody here is

1 good with that, but you have to keep the four-inch.  
2 Are you good with that?

3 MR. SEIBER: Uh-uh. I mean, it adds  
4 another 33 percent.

5 CO-CHAIR KARAZIM: But we're in  
6 HardiePlank, not cedar.

7 MR. SEIBER: The cedar is cheaper than  
8 HardiePlank?

9 CO-CHAIR KARAZIM: HardiePlank is  
10 cheaper than cedar. You were telling me your costs  
11 were going to be so much if you had to go to cedar.

12 MR. SEIBER: No, no, it's --

13 MR. MULLEN: His concern is --

14 COMM. HENK: The cedar shakes compared  
15 to --

16 MR. MULLEN: His concern is the reveal  
17 on the -- and my comment with the reveal was really  
18 only geared towards the clapboard not the shingle.  
19 The shingle -- the clapboard is the four-inch. The  
20 cedar shake I bet there's not much of a difference,  
21 I bet it's probably close -- their standard is close  
22 to it. Again, you're putting a new material on, you  
23 probably have some flexibility there. It's --

24 CO-CHAIR KARAZIM: From four-inch to  
25 six-inch?

1 MR. MULLEN: Yeah. But again,  
2 that's --

3 CO-CHAIR KARAZIM: Here's the problem,  
4 we'll say yes to everything and then the next person  
5 comes in here says they did next door and you just  
6 screwed me. See, that's where the problem comes  
7 into all of this stuff, "Well, they put in vinyl  
8 windows. My neighbor just put them in. Well, give  
9 me his number, we'll go have them take them out."  
10 Because you can't do that.

11 Let's -- you're going to laugh, but  
12 the whole reason these committees were started is to  
13 protect those houses.

14 MR. SEIBER: No, I understand that.  
15 And -- yeah, and we want to try to protect them as  
16 much as we can, but, you know, builders won't go  
17 near this thing, and this is an opportunity I think  
18 to restore a house. Maybe it's not a hundred  
19 percent what you want to see, but it's either re --  
20 we restore it or the house gets demolished. I mean,  
21 that seems to be the choice here. Maybe someone  
22 will come along and -- because we'll give it back to  
23 them for \$30 -- well, the \$30 is the recording fee,  
24 but we'll record it for \$30 and then the County will  
25 own it and if someone comes along and buys it,

1 great, and then they can rebuild it if they want.

2 But I -- you know, we're willing to go  
3 do some of this stuff, but, you know, if you got to  
4 have the four-inch and you got to have round columns  
5 and then on top of that -- I think we're willing to  
6 go investigate the wood windows on the front. Do  
7 that part of it. But if you got to have everything  
8 then I don't think -- I think we're better off going  
9 down to 27 Fairgrove and -- and we'd be back here,  
10 but then we're talking about, you know, asbestos  
11 siding and fixing that up. Of course that doesn't  
12 have near the architectural interest that this house  
13 does.

14 I mean, this is I think a pretty  
15 amazing house architecturally. I mean, we'd like to  
16 do it, but if we got to comply with every single  
17 thing in there, then I don't see how it's possible.

18 CO-CHAIR KARAZIM: Still going through  
19 the list.

20 MR. MULLEN: So if I may, the things  
21 would be the columns --

22 CO-CHAIR KARAZIM: That's the list  
23 that we still haven't gone through.

24 MR. MULLEN: The columns, the windows,  
25 the --

1                   COMM. HENK:   Front windows.

2                   MR. MULLEN:   Well, front windows I  
3 think we have -- we have come to agreement on that.

4                   So, items that are still outstanding  
5 would be the columns, and the reveal on the  
6 HardiePlank.

7                   CO-CHAIR KARAZIM:   That's about where  
8 I'm at and -- that's about where I'm at.  I still  
9 want to see a drawing.  I still want to see what the  
10 railings are going to look like and the porch and I  
11 still want to know what that's going to look like.

12                   MR. MULLEN:   The porch is going to  
13 look quite similar as the proposed would be to that.

14                   COMM. HENK:   Which is almost exactly  
15 what's here with round columns.  I mean, that's --  
16 but that's only holding up a roof, not a whole two  
17 stories, so -- Robert, do you have a source that has  
18 columns that you can hand to him that are rated for  
19 that?

20                   CO-CHAIR KARAZIM:   Yeah, but people  
21 are labeling things now just because they're trying  
22 to escape from liability.  For the longest time, the  
23 columns they were selling, they put a big tag on  
24 them "Not for exterior use."  Well, what was  
25 happening is, is that if you didn't do it right,

1 they would crack.

2 COMM. HENK: Right.

3 CO-CHAIR KARAZIM: The wood would  
4 split. So they just -- so instead of fixing the  
5 problem, they just put a tag on it that says "Not  
6 for exterior use." Well, okay, that makes sense.

7 COMM. HENK: Are you okay with that  
8 porch? But we still just don't know how you're  
9 going to lay out that front door and stuff.

10 Actually, do you have -- you must be  
11 building off something. Do you have an  
12 architectural drawing for that change?

13 MR. SEIBER: No. No. All we have is  
14 that picture.

15 COMM. HENK: So how are you going to  
16 build it if you don't have a way to -- people know  
17 what's going to -- what they're building?

18 MR. SEIBER: Well, I tell the  
19 carpenter. I say, "Move the door here."

20 CO-CHAIR KARAZIM: No, you can't see  
21 this. I'm open to opinions. Somebody say  
22 something.

23 COMM. HENK: I'm with you about the  
24 drawing on the front, you can't just say to somebody  
25 "Move the door over here" and that means move the

1 whole porch, and move the stairs and move the  
2 columns, it's like you got to have something to go  
3 off of to build off of, I think, having done this in  
4 buildings. You --

5 MR. SEIBER: I can give you a drawing  
6 if that is --

7 COMM. HENK: I mean, I can see a white  
8 door here, but I can't -- I can see a light maybe  
9 through the window and the part of the other door,  
10 but I don't know how that's going to lay out.

11 MR. MULLEN: Right now --

12 COMM. HENK: If you're going to move  
13 it.

14 MR. MULLEN: Right now there's the  
15 door, there's the top of the stairs, a center window  
16 and a door on the rear.

17 COMM. HENK: A door, a window, a door?

18 MR. MULLEN: Correct.

19 COMM. HENK: And this stairway goes  
20 right into that door. So how are we going to do it  
21 now? We're going to do -- we're going to come to  
22 this side of the column and make the window the door  
23 and push this over? I mean that -- we need a  
24 drawing of some sort.

25 CO-CHAIR KARAZIM: Don't you require

1 prints for people that do this?

2 MR. MULLEN: I mean, for a building  
3 permit, correct, but this is before a building  
4 permit.

5 CO-CHAIR KARAZIM: So you're telling  
6 me he's going to have to come up with a set of  
7 prints anyway?

8 MR. MULLEN: Yes.

9 COMM. HENK: Then what are we arguing  
10 about?

11 MR. SEIBER: Well, the only thing  
12 they'd need a set of prints for would be for the  
13 door. They don't need prints for the rest of the --

14 MR. MULLEN: For the porch, the  
15 rebuilding the porch?

16 MR. SEIBER: Yeah. If we're repairing  
17 the existing porch, then they don't require plans  
18 for it.

19 CO-CHAIR KARAZIM: That's true.

20 MR. SEIBER: I could do a sketch for  
21 the front porch, though.

22 COMM. HENK: That would be lovely.  
23 Because you're going to have to come on one side or  
24 the other of that column.

25 MR. SEIBER: Yeah, one of the reasons

1 for moving it is that the door enters right into the  
2 center of the living room. We'd rather move it more  
3 toward the corner of the living room.

4 CO-CHAIR KARAZIM: I don't care. I  
5 don't care if you move it, change it, what I would  
6 care is the style of door more than where you moved  
7 it, I'll be honest with you. Something that would  
8 benefit that period of the house. A nice Home Depot  
9 fiberglass probably wouldn't do too well.

10 MR. MULLEN: Find an antique door.

11 CO-CHAIR KARAZIM: Just even the wood  
12 door. There's so many millions of doors out there  
13 that, you know, instead of trying to --

14 CHAIRPERSON DAVID: What do we hear,  
15 do we hear that during the next month you're willing  
16 to do what?

17 MR. SEIBER: I'll put a sketch  
18 together for the front door, and investigate what  
19 the windows would -- the replacement windows would  
20 look like for the front.

21 CHAIRPERSON DAVID: And these columns  
22 issues?

23 MR. SEIBER: Yeah, I don't --

24 CHAIRPERSON DAVID: Would you be  
25 willing to give a college try at it?

1 MR. SEIBER: I'll look at. I'll look  
2 at what the prices are. But what if we weren't  
3 doing anything to this house other than taking off  
4 the boards on the windows and the doors, and fixing  
5 up the inside and just leaving everything? Would we  
6 be required to replace the columns then?

7 CO-CHAIR KARAZIM: No. If you're  
8 touching them, yes.

9 MR. MULLEN: If you're replacing --  
10 it's repair -- it's repair -- you know, minor  
11 repair, painting is --

12 CO-CHAIR KARAZIM: Fixing rotten  
13 boards.

14 MR. MULLEN: Right. It does not  
15 require a permit. But this is more than minor  
16 repair, that's why it's before the Historic District  
17 Commission. The roof was a replaced roof and you  
18 can replace with like on something that's a  
19 non-historic feature. So that's why the roof can be  
20 signed off administratively.

21 Regarding the -- what -- my suggestion  
22 with the window is see if you've got those windows  
23 in the front are in good enough shape that you can  
24 just repair and you'll save a lot of money, because  
25 now you're only having someone scrape and paint.

1 CO-CHAIR KARAZIM: And you're allowed  
2 storm windows too, you know that, right?

3 MR. SEIBER: On the outside?

4 CO-CHAIR KARAZIM: Yeah. They had all  
5 storm windows.

6 MR. SEIBER: You mean you repair the  
7 window and then put aluminum storms on the outside?

8 CO-CHAIR KARAZIM: No, wood storms.  
9 But there's a company that makes interior storms  
10 too. They go on a -- they're really nice, they go  
11 on magnetic strip.

12 What answer are you looking for? I  
13 think you've heard all of the words, but --

14 MR. SEIBER: Well, I guess if -- if it  
15 is a requirement of the Commission that we have to  
16 go with a four-inch slat, we have to go with the  
17 round columns -- of course I don't think there's any  
18 doubt we have to go with the wood window  
19 replacements on the front. Is that -- if I come  
20 back here a month from now and prepare drawings for  
21 the front and do some of these other, investigate  
22 different things, is that still going to be the  
23 requirement?

24 COMM. HENK: Yes, because that's our  
25 standard. That's the standard.

1 CO-CHAIR KARAZIM: If you give us your  
2 word you're going to do that, we'll move you forward  
3 right now.

4 COMM. HENK: No, he is asking if he  
5 can't come up with that and it's not making  
6 financial sense are we still going to say the same  
7 thing? Yes. Because we have to. This isn't  
8 like -- we didn't make it up, we're just going by  
9 standards.

10 MR. SEIBER: So there's no flexibility  
11 on the amount of lap on the siding? Because you  
12 measure it, it varies between four, four and a half  
13 inches out there. So you can't go five or you  
14 can't -- I mean, it's like you either give me four  
15 or you don't do anything.

16 MR. MULLEN: I think there's some  
17 flexibility there because you're putting on new  
18 material. I mean, personally.

19 CO-CHAIR KARAZIM: All right. There's  
20 some flexibility there. How much flexibility do we  
21 give him, Arthur?

22 COMM. HENK: Well he's at six, though.  
23 Four out of six is two inches. Four and a half to  
24 five is a half-inch. That's a big difference when  
25 your eye is seeing it, I think.

1 CHAIRPERSON DAVID: Arthur, what are  
2 you thinking?

3 MR. MULLEN: I --

4 CHAIRPERSON DAVID: Just say  
5 something.

6 MR. MULLEN: I would -- I -- I am -- I  
7 would support something in the middle. I think that  
8 helps Cliff get to where he needs to go, and again  
9 it's only --

10 COMM. HENK: Do they make them five?

11 MR. MULLEN: No, what you're doing is  
12 just the overlap, it's just how much you're  
13 overlapping the board.

14 MR. SEIBER: The board is seven and a  
15 quarter inches and usually you overlap an inch and a  
16 quarter.

17 COMM. HENK: It's just a matter of --  
18 okay.

19 MR. MULLEN: It's how you lay --

20 COMM. HENK: I thought they made  
21 them --

22 MR. MULLEN: No, it's how you're  
23 laying it on the house.

24 COMM. HENK: Okay. I see.

25 CO-CHAIR KARAZIM: Does anybody care

1 about that inch?

2 MR. MULLEN: And that's my point, I  
3 think this is -- you're putting on new material.

4 CO-CHAIR KARAZIM: That's fine.  
5 Porter, do you care about an inch?

6 COMM. PORTER: Not really.

7 CO-CHAIR KARAZIM: Okay. We'll adopt  
8 that one too.

9 COMM. HENK: Right.

10 CO-CHAIR KARAZIM: So where are we  
11 still stuck at, the front windows --

12 COMM. HENK: The windows and the  
13 columns.

14 MR. MULLEN: And the look of the  
15 porch.

16 COMM. HENK: Right. How it's going to  
17 look, yeah.

18 CHAIRPERSON DAVID: So you're closer.  
19 You'll come back in a month?

20 MR. SEIBER: Yes.

21 CHAIRPERSON DAVID: And you'll think  
22 about -- and --

23 MR. SEIBER: I'll look at the  
24 windows -- I'll look at the columns.

25 CHAIRPERSON DAVID: Look at the

1 columns.

2 MR. SEIBER: I'll see what it costs.

3 CO-CHAIR KARAZIM: I just texted a guy  
4 that has done all of my architecture work for the  
5 last 230,000 million years and asked him for a  
6 source for structural wood columns. As soon as he  
7 comes back and gives me an answer, I'll call you, or  
8 here's my phone number, call me, and I'll get you a  
9 number of where they are and stuff like that.

10 CHAIRPERSON DAVID: Fair enough.

11 MR. MULLEN: And the good thing is  
12 there's only three, or two. I mean --

13 COMM. HENK: Four.

14 MR. MULLEN: No, the one is engaged.

15 MR. SEIBER: Those are like half, it's  
16 a half column.

17 CHAIRPERSON DAVID: Okay, that's  
18 great.

19 MR. MULLEN: Well, this one doesn't  
20 move, this is --

21 CO-CHAIR KARAZIM: They're called high  
22 listers.

23 MR. MULLEN: This one is engaged. I  
24 don't know about that one.

25 MR. SEIBER: They're probably

1 decorative more than anything.

2 MR. MULLEN: Right. Yeah. I think  
3 it's -- so you're literally looking at the two front  
4 ones.

5 CHAIRPERSON DAVID: Okay. I think  
6 we're where we need to be.

7 CO-CHAIR KARAZIM: When did you want  
8 to start on this project?

9 MR. SEIBER: We wanted to start  
10 demolition this fall, but we really wouldn't get  
11 into --

12 CO-CHAIR KARAZIM: We got time.

13 MR. SEIBER: Yeah, we have time.

14 CHAIRPERSON DAVID: Thank you very  
15 much.

16 MR. SEIBER: Because we're going to  
17 insulate it and --

18 MR. MULLEN: So motion to table it.

19 CO-CHAIR KARAZIM: Motion that says --  
20 this is the motion --

21 COMM. HENK: Can I just say -- the  
22 garage, what are we doing with the garage? Repair  
23 the garage?

24 MR. SEIBER: Just put siding on it.

25 COMM. HENK: Same thing?

1 MR. SEIBER: It's a one-car --

2 COMM. HENK: Little carriage house.

3 MR. SEIBER: Ready to fall down  
4 garage.

5 MR. MULLEN: I went out and took  
6 pictures of it.

7 COMM. HENK: Are you putting the same  
8 siding?

9 MR. SEIBER: Yes, it would be the  
10 same.

11 CO-CHAIR KARAZIM: I want to approve  
12 most of this stuff so we don't have to go through it  
13 again.

14 CHAIRPERSON DAVID: Okay.

15 MR. SEIBER: I saw there was something  
16 about landscaping. That big evergreen tree in the  
17 front we were planning on removing that. I mean,  
18 it --

19 CHAIRPERSON DAVID: So I would --

20 CO-CHAIR KARAZIM: We have no ruling  
21 against that, we just like trees though.

22 CHAIRPERSON DAVID: So I'm going to  
23 entertain a motion if --

24 CO-CHAIR KARAZIM: All right. Here's  
25 the motion. Motion, HDC accepts HardiePlank

1 siding -- who's writing this down? HDC accepts  
2 Hardie board seven-inch siding at five-inch spacing,  
3 did we decide? Five-inch? We don't care what they  
4 do with all of the windows except the front. The  
5 front has to be wood, restored or replaced. They'll  
6 supply us with a print of the front porch, some sort  
7 of a plan.

8 COMM. HENK: Front elevation.

9 CO-CHAIR KARAZIM: With a materials  
10 spec.

11 COMM. HENK: Front porch and doors.

12 CO-CHAIR KARAZIM: And HDC approves  
13 him moving the front door. It's our requirement  
14 that he use something that looks like it should be  
15 there originally, a historic-looking door. What  
16 else am I missing? Columns, we're going to -- he's  
17 going to -- the Applicant is going to review the  
18 round column situation and get back to us. What  
19 else? Did I miss anything?

20 COMM. HENK: I don't think we have to  
21 deal with driveways and walkways.

22 CHAIRPERSON DAVID: So we hear that.  
23 Is there support for that motion?

24 COMM. HENK: Yes.

25 CHAIRPERSON DAVID: There is support.

1 Any further discussion? Okay. All -- that's Kathy.  
2 All in favor.

3 (All ayes.)

4 CHAIRPERSON DAVID: All opposed.

5 (None.)

6 CHAIRPERSON DAVID: So we'll see you  
7 in one month.

8 MR. SEIBER: All right.

9 CHAIRPERSON DAVID: Thank you very  
10 much.

11 CO-CHAIR KARAZIM: So it looks like  
12 the only thing you got to worry about is those  
13 columns.

14 MR. SEIBER: I'm working on it.

15 CO-CHAIR KARAZIM: We're not trying to  
16 stop you, it's just that if we don't go through all  
17 of the stuff, seriously, we get slapped from above.  
18 And I know you guys hear different above than we do,  
19 but --

20 MR. SEIBER: Thank you very much. I  
21 appreciate it.

22 CHAIRPERSON DAVID: Okay. Next is --  
23 are we at the 67 Ottawa Drive now?

24 MR. MULLEN: Yes. They did receive a  
25 phone call last week inviting them, both the

1 property owner and the Applicant to come, so I  
2 apologize that they're not here. Here is a  
3 building, a neo-colonial home, red brick.

4 CO-CHAIR KARAZIM: Got a picture?  
5 What do they want to do, do they want to change the  
6 roof?

7 MR. MULLEN: Roof color. It's red  
8 brick colonial with a side offset porch, and they  
9 want to go from red to a dark -- a dark gray with a  
10 fleck of tannish-brown in it.

11 MR. GUSTAFSSON: Right now it's  
12 maroon.

13 COMM. HENK: It's maroon with red  
14 brick.

15 MR. MULLEN: Yeah, with red brick.

16 CO-CHAIR KARAZIM: I think we should  
17 just say okay to that.

18 COMM. HENK: I don't see why not.

19 CO-CHAIR KARAZIM: All right. Motion  
20 approved.

21 COMM. HENK: Is it the same kind of  
22 roof?

23 MR. MULLEN: Yeah, shingle, but  
24 because of the color change --

25 COMM. HENK: Does it look okay?

1 MR. MULLEN: Yeah, it's going to look  
2 great.

3 COMM. HENK: I mean, because we don't  
4 see it. Does it look good?

5 CO-CHAIR KARAZIM: So if it doesn't  
6 look good we get to come and hound you; is that  
7 correct?

8 MR. MULLEN: That is correct. I do  
9 have a sample in the office. I forgot to grab it.

10 CO-CHAIR KARAZIM: No. The sample  
11 doesn't matter, it's how is it looking against red  
12 bricks.

13 MR. MULLEN: You're not going to see  
14 it that much, it's up on the roof and -- but --

15 COMM. HENK: I see roof color.

16 CO-CHAIR KARAZIM: I do have a pilot's  
17 license.

18 CHAIRPERSON DAVID: Does the  
19 Commission care that the Applicant or the roofer is  
20 not here in attendance?

21 COMM. HENK: It would be nice if they  
22 were, but they're not and it's not like they're  
23 taking all of the windows out. Thank God.

24 MR. MULLEN: I tried to get --

25 CHAIRPERSON DAVID: This is kind of

1 administrative anyhow.

2 MR. MULLEN: But because I know that  
3 they do want to have the Applicant and the owner  
4 here just to bring Vern up to speed, and so --

5 CO-CHAIR KARAZIM: If we have to make  
6 our own conclusions, it's denied. There's no reason  
7 we have to try and establish what they're doing.

8 COMM. HENK: No, it's easier to ask  
9 them questions to figure it out.

10 CHAIRPERSON DAVID: But this is a  
11 little different case. Okay. I'd entertain a  
12 motion, please.

13 CO-CHAIR KARAZIM: No. We already  
14 gave the motion. You have to just say --

15 COMM. HENK: Is this on the west side?

16 MR. MULLEN: No, it's on the east  
17 side.

18 CO-CHAIR KARAZIM: Motion is to  
19 approve --

20 COMM. HENK: Second.

21 CHAIRPERSON DAVID: Support. You  
22 supported it?

23 COMM. HENK: I did.

24 CHAIRPERSON DAVID: All in support.

25 (All ayes.)

1 CHAIRPERSON DAVID: Okay. Next?

2 CO-CHAIR KARAZIM: We have one  
3 amendment to the --

4 CHAIRPERSON DAVID: And this is a  
5 third one.

6 MR. MULLEN: And this is -- I'm  
7 handing over to yours truly because this is his.

8 CO-CHAIR KARAZIM: This is a downtown  
9 building that's gone through extensive renovations,  
10 it's now a theater and they want to put a marquee  
11 out front and the marquee is digital. I'm going to  
12 give you a quick education on digital marquees.  
13 Marquees are rated with a P. P1 through a million.  
14 The old scoreboards that used to have the light  
15 bulbs like this big apart, that's the -- they call  
16 that a P60. And the ones that you see mostly around  
17 town are P30s where you can see all of the dots.  
18 This applicant is using a P5, so it will look almost  
19 like an HD TV.

20 The Commission has approved these  
21 before. Here's a picture of what it's going to look  
22 like. And they're looking for an approval to move  
23 forward to the Sign Commission.

24 COMM. HENK: Good luck with the Sign  
25 Commission that doesn't hardly exist anymore. Are

1 they going to put some sort of framing around it or  
2 is it just that black flat --

3 CO-CHAIR KARAZIM: It's just black and  
4 then we'll do whatever we want to it, we'll put, you  
5 know, something cool around it. It's about six  
6 inches out. They already said it's too big, as you  
7 can see. They say it's 28 square feet or something.

8 MR. MULLEN: It's going to have to go  
9 to Zoning Board of Appeals because a changeable sign  
10 like this has a maximum square footage of 20 feet,  
11 and the Applicant is looking to do 32 square feet.

12 MR. GUSTAFSSON: So already in the  
13 ZBA?

14 MR. MULLEN: It has not.

15 CO-CHAIR KARAZIM: It has to go  
16 through us first.

17 MR. MULLEN: This came in today.

18 CHAIRPERSON DAVID: Now, so help me  
19 with this, like the Presbyterian Church has a sign  
20 out in front that we got in trouble with.

21 CO-CHAIR KARAZIM: Trouble?

22 CHAIRPERSON DAVID: Did we think it  
23 was legit?

24 CO-CHAIR KARAZIM: We approved one at  
25 the Presbyterian Church.

1                   COMM. HENK: We approved that one.  
2                   It's the one -- the one that everybody has a problem  
3                   with is the restaurant and coney.

4                   CHAIRPERSON DAVID: The restaurant.

5                   COMM. HENK: It's too dang bright in  
6                   your face. They just put it up.

7                   CO-CHAIR KARAZIM: The new ones come  
8                   with a ten point adjustment brightness, 1 to 10.  
9                   They've obviously got theirs on 10. But it does  
10                  come --

11                  CHAIRPERSON DAVID: They can make  
12                  changes. Okay. Entertain a motion and --

13                  COMM. HENK: So can that thing be  
14                  adjusted down, you're not going to be blasting  
15                  out --

16                  CO-CHAIR KARAZIM: Yes. And I will be  
17                  more than happy to work with the Commission on that.

18                  MR. MULLEN: And part of it, I mean,  
19                  it's facing out across the street. Most people are  
20                  going to be looking at it at an angle. I mean, so  
21                  there's some benefit to that. I think it's just my  
22                  concern would be, you know, precedent-setting, if  
23                  we've approved changeable electronic signs in the  
24                  downtown district before, I think we have a  
25                  precedent and --

1 CO-CHAIR KARAZIM: We did. The last  
2 one was on the -- whatever it is right on the corner  
3 that spins.

4 MR. MULLEN: Okay. So that would be  
5 my question. It fits in the traditional signage  
6 band on the building, I mean it kind of complies  
7 with that. So from my perspective, you know, it  
8 seems like it would comply with the standards, it's  
9 removable, it's going to go away at some point.  
10 It's not damaging any historic features on the  
11 structure.

12 CHAIRPERSON DAVID: Okay. I'd  
13 entertain a motion to accept the proposal.

14 COMM. HENK: I will make that motion.

15 MR. MULLEN: Vern has a --

16 MR. GUSTAFSSON: Do we have to make it  
17 contingent upon ZBA approval of the sign variance?

18 CO-CHAIR KARAZIM: No, we're just  
19 saying okay if they do it and then the next battle  
20 is with them.

21 MR. GUSTAFSSON: Okay.

22 CO-CHAIR KARAZIM: We're concerned  
23 about, like Arthur was saying, how is it getting  
24 mounted, are we destroying any of the limestone or  
25 blah, blah, blah to mount this, and we're not.

1 MR. GUSTAFSSON: Okay.

2 CHAIRPERSON DAVID: Thank you.

3 COMM. HENK: I will make that motion.

4 CHAIRPERSON DAVID: Motion. Okay. Is  
5 there support?

6 COMM. PORTER: I'll support.

7 CHAIRPERSON DAVID: Okay. Any further  
8 discussion? All in favor, aye.

9 (All ayes.)

10 CHAIRPERSON DAVID: Opposed. Nay.  
11 Any abstentions and the reason why. Arthur, were  
12 we --

13 CO-CHAIR KARAZIM: That was your  
14 smartest last decision.

15 MR. MULLEN: One thing I did want  
16 to -- so I forgot to, you know, in communications,  
17 one is that the resolution that we approved in last  
18 month's meeting for supporting the Historic  
19 District, the State tax credits and recommended to  
20 Council, Council passed it.

21 COMM. HENK: That fast?

22 CO-CHAIR KARAZIM: Council likes us.

23 MR. MULLEN: So it has been sent -- I  
24 sent it to our State rep and to our State Senator.  
25 There are postcards here. I only have five so you

1 even, Vern, get one and every member to send this to  
2 Governor Snyder asking him to support it. And the  
3 letter is being signed by the Mayor this week.

4 CO-CHAIR KARAZIM: Oh, this is all  
5 done, all we have to do is put in our name and a  
6 stamp?

7 MR. MULLEN: Right. There's a  
8 stamp --

9 CO-CHAIR KARAZIM: Vern, you have big  
10 shoes to hold up to, you know that, right?

11 MR. MULLEN: And these are extras for  
12 our representative as well. So one goes to the  
13 Governor, one would go and hand them out to others.

14 CO-CHAIR KARAZIM: Is this Greimel?

15 MR. MULLEN: Well, Greimel is your  
16 representative and your senator is Marleau. And so,  
17 letters have been sent. The Mayor's letter is going  
18 to be going to the Governor shortly, so those are  
19 out.

20 COMM. PORTER: Okay. These all say  
21 House of Representatives.

22 CO-CHAIR KARAZIM: Who's the district?

23 MR. MULLEN: And then two  
24 administrative approval we signed off on this one,  
25 they were both for Bruce.

1 CHAIRPERSON DAVID: Bruce.

2 CO-CHAIR KARAZIM: Nobody signed off  
3 on our redevelopment liquor license?

4 MR. MULLEN: No, not yet.

5 CHAIRPERSON DAVID: New business?  
6 Unfinished business?

7 MR. MULLEN: None. There is more  
8 flyers here if you guys want them for your property  
9 owners.

10 CO-CHAIR KARAZIM: I do.

11 CHAIRPERSON DAVID: So tell us about  
12 your next journey.

13 MR. MULLEN: I'll be picking up a  
14 bunch of Nick's work clients, so I'll be Milford,  
15 Milford Township, Durand, Gibraltar and possibly a  
16 couple other communities.

17 MR. GUSTAFSSON: Northern Michigan  
18 area.

19 MR. MULLEN: Nick has one in northern  
20 Michigan, but Chip has got that one. So I'm here  
21 through the end of the month. As I had mentioned at  
22 the last meeting, I believe the Mayor had asked that  
23 I stay on. You're in good hands. Vern is here.  
24 I'm glad he was able to get a sense of how this  
25 Commission works.

1 CO-CHAIR KARAZIM: What do you think,  
2 Vern? Come on, say it out loud. I dare you. I  
3 mean, please.

4 MR. GUSTAFSSON: Very talented and  
5 direct.

6 MR. MULLEN: And I did want to let the  
7 other two Board members know that I received an  
8 e-mail from Cliff that was a little heated and you  
9 could hear it, and I wanted -- and I forwarded it to  
10 the Chair and the Vice Chair so they kind of had a  
11 sense. Vern saw it and I sent a response.

12 CO-CHAIR KARAZIM: Who is Cliff?

13 MR. MULLEN: I sent that I received  
14 that e-mail kind of like "Oh, woe is me, blah, blah,  
15 blah --"

16 CO-CHAIR KARAZIM: Just now?

17 MR. MULLEN: No, last week.

18 COMM. PORTER: Why was it heated?

19 MR. MULLEN: Well, because he's  
20 like -- it was more of like, well, you know, "We're  
21 a poor church and we don't have to do those things  
22 and --"

23 COMM. HENK: Oh, their poor church has  
24 put copper over everything and lights and things.  
25 Poor church. Sorry. Just pisses me off.

1 MR. MULLEN: So just as a head's up.  
2 And then, the one at 61, they never got approvals  
3 for the windows, so -- from last year.

4 CHAIRPERSON DAVID: You know, I was  
5 thinking when he was talking, I mean, we have a good  
6 book as they have a good book at Grace Centers. I  
7 wanted to say that. And each book --

8 COMM. HENK: You know what, Rick, I  
9 don't like the threatening like we're just going to  
10 turn it over and it's going to just be an eyesore if  
11 you don't let us do it. Well, you know what, our  
12 hands are tied too. I'd love you to do whatever you  
13 wanted to save the house, but it's not my call.

14 MR. MULLEN: And that's -- my e-mail  
15 to him was very much in that tone, I'm like, "I  
16 understand you guys have done good work, but these  
17 are the requirements" and he's heard me talk about  
18 this before.

19 COMM. HENK: Right.

20 MR. MULLEN: But I think this was good  
21 for Vern to see a little bit of that too. But they  
22 do like to have the Applicant here because sometimes  
23 it's like trying to get them to decide what they're  
24 supposed to do, and it's good for the Applicant to  
25 understand why they can't get windows on the front

1 of the house.

2 COMM. HENK: But you know what, he can  
3 go to his volunteers or his people that support him  
4 and say, "Listen, we got to put these columns on  
5 this house and it's going to cost us" and they'll  
6 cough up the money. They'll back them. That's what  
7 they do.

8 CO-CHAIR KARAZIM: It is so true. And  
9 the problem I had was he was sitting here, you know,  
10 giving all of the excuses of "I don't want to. I  
11 don't want to. And besides, did I mention I don't  
12 want to?" And It's like what the -- you still  
13 typing this?

14 COMM. HENK: That's her job. It's her  
15 job.

16 MR. GUSTAFSSON: We should just  
17 adjourn the meeting.

18 CO-CHAIR KARAZIM: So, anyways, it's  
19 going to be Stern Vern, right? Stern Vern, right?

20 MR. GUSTAFSSON: Or you can call me  
21 Guss, whatever you like.

22 CHAIRPERSON DAVID: I've often thought  
23 if they would ever bring the pastor to this meeting.  
24 You know, he really has an inside track on a lot of  
25 things in the community. I wonder how the Mayor and

1 all of those people would react if he came?

2 MR. MULLEN: Well, no, I mean, because  
3 they're -- it's a well -- it's a well-connected  
4 organization. And that's what -- but that's why --  
5 I just said, I mean, here's the rules that we're  
6 forced to and we'll be hypocrites -- and that's why  
7 I tried to in my e-mail to say, this is -- we have  
8 to be consistent.

9 COMM. HENK: You have to be consistent  
10 because you're right, the next guy down the street  
11 is going to buy a house, slap up vinyl siding, put  
12 in vinyl windows and then -- and then -- right.

13 CO-CHAIR KARAZIM: And I've got your  
14 approval. He gave me your approval. He said you  
15 can do that. And that's where the problem happens.

16 MR. MULLEN: But like the overlap and  
17 stuff, from my training, I kind of have to say it  
18 because I just --

19 CO-CHAIR KARAZIM: I was just tired of  
20 him saying "I don't want to. I don't want to. I  
21 don't want to do that." So I finally looked at him  
22 and said, "Every word you're saying is exactly what  
23 we don't want to hear."

24 COMM. PORTER: Can we adjourn?

25 COMM. HENK: I make a motion to

1 adjourn.

2 CO-CHAIR KARAZIM: Second.

3 CHAIRPERSON DAVID: All in favor.

4 (All ayes.)

5 (Proceedings concluded at or about the

6 hour of 7:07 p.m.)

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