

HISTORIC DISTRICT COMMISSION MEETING MINUTES

TUESDAY MAY 13, 2014
6:00PM – REGULAR MEETING
LION'S DEN – CITY HALL
47450 WOODWARD AVE.
PONTIAC, MICHIGAN 48342

CALL TO ORDER: 6:06 PM

COMMISSIONERS:

MR. RICK DAVID

MR. ROBERT KARAZIM

MS. KATHALEE JAMES

MR. KENNETH BURCH

MS. KATHIE HENK

MS. LINDA PORTER

MS. TAMEKA RAMSEY

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

MR. BOWDELL: JAMES?

MS. JAMES: HERE

MR. BOWDELL: BURCH?

MR. BURCH: HERE

MR. BOWDELL: KARAZIM?

MR. KARAZIM: HERE

MR. BOWDELL: DAVID?

MR. DAVID: HERE

MR. BOWDELL: HENK?

MS. HENK. HERE

MR. BOWDELL: PORTER?

MS. PORTER:

MR BOWELL: RAMSEY?

MS. RAMSEY:

ABSENT: 1 RAMSEY

LATE: 1 PORTER

ALSO PRESENT: MR. GORDON BOWDELL

MEETING WAS CALLED TO ORDER BY CHAIRPERSON RICK DAVID.

OPENING PUBLIC COMMENTS: NONE

MINUTES REVIEWED: APRIL 8, 2014

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

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

NAYS: 0

ABSTAIN: 0

DISPOSITION: MOTION TO ACCEPT MINUTES WITH ADDITIONS OR CORRECTIONS, APPROVED.

OPENING DISCUSSION;

MR. BOWDELL SAID THAT A FEW FENCE PERMIT REQUESTS HAVE COME IN WITH LOCATION IN THE HISTORIC DISTRICT. HE SAID THAT IN THE PAST THESE REQUESTS WERE GENERALLY HANDLED BY THE PLANNING OFFICE AND NOT BROUGHT BEFORE THE COMMISSION.

MR. BOWDELL ASKED THE OPINION OF THE COMMISSION AS TO WHETHER WE WANT TO CHANGE THAT PROCEDURE OR CONTINUE TO ALLOW THE PLANNING OFFICE TO APPROVE. COMMISSIONER JAMES STATED THAT SHE WAS NOT FAMILIAR ENOUGH WITH THESE KIND OF REQUESTS AND WOULD LIKE TO SEE ONE BROUGHT BEFORE THE COMMISSION TO GAIN A BETTER PERSPECTIVE. COMMISSIONER KARAZIM SAID WE SHOULD BE FOCUSED ON WHAT CAN BE SEEN FROM THE STREET. MR. BOWDELL SAID THAT HE WOULD SEND US A FEW INFORMALLY AND WE CAN DECIDE WHETHER WE WANT TO HEAR THESE REQUESTS.

PONTIAC HISTORIC DISTRICT SUB-COMMITTEE REPORT

COMMISSIONER HENK REPORTED THAT THE COMMITTEE MET ON APRIL 30TH. DAYNE THOMAS AND OAKLAND COUNTY TREASURER ANDY MISER WERE ALSO PRESENT. THE GROUP DISCUSSED SOURCES OF FUNDING FOR REHABILITATION. 203K FUNDS AVAILABLE FROM HUD. ANDY MEISNER CHECKED THE LIST AGAINST COUNTY OWNED PROPERTIES AND FOUND THAT 8 OF THE 14 HOMES ARE OWNED BY THE COUNTY. HE HAS ASKED THOSE HOMES TO BE ADDED TO THE GRASS CUTTING SCHEDULE, ALSO THAT THEY WOULD BE INSPECTED AND A LOCK BOX INSTALLED. COMMISSIONER HENK SAID THEY ARE DEVELOPING A LIST ON EACH PROPERTY, HOW MUCH IS OWNED IN BACK TAXES. THE CITY HAS THE RIGHT TO BUY THEM BACK.

COMMISSIONER HENK SAID THEY ARE STILL WORKING ON THE WRITTEN REPORT BUT THERE ARE MANY OPTIONS AVAILABLE TO REHABILITATE HISTORIC HOMES. PRESIDENT RICK DAVID SAID IT IS POSSIBLE TO HAVE COLOR PALETTES FOR HISTORIC PROPERTIES SHERWIN WILLIAMS HAS A BROCHURE THAT DISPLAYS HISTORIC COLOR PALETTES BY DECADE.

REQUESTS FOR CERTIFICATE OF APPROPRIATENESS

HDC-14-03 – 114 OTTAWA DRIVE – SEMINOLE HILLS HISTORIC DISTRICT
VINYL WINDOW REPLACEMENT
APPLICANT – Wendy Gott, Land Contract Homes, LLC

THE APPLICANT REPLACED THE EXISTING WOOD WINDOWS WITH VINYL REPLACEMENT WINDOWS WITHOUT A PERMIT. THE APPEARANCE OF THE WINDOW APPEARS TO MATCH THE STYLE AND CHARACTER OF THE HOME AND THE COLOR DOES NOT DETRACT FROM THE HOMES ARCHITECTURAL FEATURES.

RECOMMENDATION:

TO DENY THE PROPOSED WINDOW REPLACEMENT (HDC – 14-03) 114 OTTAWA DR. LAND CONTRACT HOMES, LLC AS THE PROPOSED VINYL WINDOWS DO NOT MEET THE SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION SPECIFICALLY STANDARD 5, AND 7; BUT ALLOW THE EXISTING VINYL WINDOWS TO REMAIN SUBJECT TO THE FOLLOWING;

1. THE APPLICANT OBTAIN A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDING SAFETY
2. THE APPLICANT BE RESPONSIBLE FOR ALL TICKETS AND PENALTIES FOR WORKING WITHOUT A PERMIT.

MR. BOWDELL REVIEWED THE PLANNING ANALYSIS. COMMISSIONER HENK ASKED WHAT HAPPENS WHEN NEIGHBORS DECIDE TO DO THE SAME THING. (ACT WITHOUT A PERMIT) COMMISSIONER KARAZIM SAID OUR CONCERN IS MAINLY WITH THE FRONT OF THE HOUSE, NOT THE BACK. THE OWNER STATED THAT SHE HAD REHABILITATED OVER 100 HOMES IN THE CITY OF PONTIAC AND THAT SHE WAS NOT AWARE THAT A PERMIT WAS NEEDED FOR EXTERIOR WORK TO HOMES IN THE HISTORIC DISTRICT. MS. GOTT SAID SHE HAS OWNED THE HOME FOR ONE YEAR AND PAID \$8,000 FOR THE VINYL WINDOWS.

COMMISSIONER KARAZIM MADE A MOTION TO ALLOW 3 SIDES TO STAY VINYL AND TO DENY VINYL REPLACEMENTS FOR THE FRONT WINDOWS. COMMISSIONER HENK SUPPORTED.

MR. BOWDELL SAID IF THE OWNER IS ASKED TO CHANGE OUT THE FRONT VINYL REPLACEMENT WINDOWS SHE INSTALLED WITHOUT A PERMIT, SHE WOULD BE SUBJECT TO CONTINUING FINES AND PENALTIES UNTIL THE WORK WAS COMPLETE. COMMISSIONER JAMES SAID SHE DID NOT SUPPORT THE MOTION BECAUSE SHE THOUGHT IT WAS OVERKILL, AND THE PLANNING RECOMMENDATION WAS ACCEPTABLE. COMMISSIONER BURCH SAID IT WAS HIGHLY UNLIKELY THAT THE OWNER DID NOT KNOW THAT PERMITS ARE REQUIRED IN AN HISTORIC DISTRICT ESPECIALLY SINCE HER COMPANY HAD ALREADY REHABILITATED OVER 100

HOMES IN THE CITY OF PONTIAC. PRESIDENT RICK DAVID ASKED COMMISSIONER KARAZIM TO RESTATE HIS MOTION.

COMMISSIONER KARAZIM RESTATED HIS MOTION TO ALLOW THREE SIDES TO STAY VINYL AND REPLACE THE FRONT WINDOWS WITH WOOD REPLACEMENT WINDOWS.

VOTE: AYES: 6 BURCH, DAVID, HENK, KARAZIM, PORTER, RAMSEY,
NAYS: 1 JAMES
ABSTAIN: 0

DISPOSITION: MOTION TO ALLOW 3 SIDES OF THE VINYL WINDOW REPLACEMENTS TO STAY AND REQUIRE FRONT WINDOWS TO BE REPLACED WITH WOOD REPLACEMENT WINDOWS WAS APPROVED.

COMMISSIONER BURCH MADE A MOTION TO ADJOURN MEETING. COMMISSIONER KARAZIM SUPPORTED.

MEETING ADJOURNED AT 7:13 PM