

PONTIAC HISTORIC DISTRICT COMMISSION MEETING MINUTES

TUESDAY SEPTEMBER 9, 2014
6:00PM – REGULAR MEETING
LION’S DEN – CITY HALL
47450 WOODWARD AVE.
PONTIAC, MICHIGAN 48342

CALL TO ORDER: 6:09 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 VICE PRESIDENT ROBERT KARAZIM: ROLL CALL: JAMES SABO

MR. SABO: JAMES?
MS. JAMES: HERE

MR. SABO: BURCH?
MR. BURCH: HERE

MR. SABO: KARAZIM?
MR. KARAZIM: HERE

MR. SABO: DAVID?
MR. DAVID:

MR. SABO: HENK?
MS. HENK. HERE

MR. SABO: PORTER?
MS. PORTER:

MR SABO: RAMSEY?
MS. RAMSEY:

ABSENT: 1 RAMSEY
LATE: 1 DAVID

ALSO PRESENT: MR. JAMES SABO

OPENING PUBLIC COMMENTS: NONE

MINUTES REVIEWED: JUNE 10, 2014

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

VOTE: AYES: 4 HENK, JAMES, KARAZIM, PORTER

NAYS: 0

ABSTAIN: 1 BURCH

MINUTES REVIEWED: AUGUST 12, 2014

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

VOTE: AYES: 4 BURCH, HENK, KARAZIM,

NAYS: 0

ABSTAIN: 1 PORTER, JAMES

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

REQUESTS FOR CERTIFICATE OF APPROPRIATENESS – OLD BUSINESS

HDC-14-11 – 47 NORTH SAGINAW – DOWNTOWN COMMERCIAL

FAÇADE RESTORATION

APPLICANT – K and R Studios – Robert Karazim

Applicant is seeking to remove the existing stucco façade and reveal and repair the original façade. Applicant is also seeking to expose the entrance to the second story of the property.

RECOMMENDATION:

To approve the proposed Certificate of Appropriateness HDC-14-11, for the removal of the stucco façade and allow the applicant to better examine the existing conditions of the original façade with the condition that the applicant return to the commission with a full design proposal for the restoration after they complete their evaluation.

COMMISSIONER HENK MOTIONED TO APPROVE THE PLAN FOR ROBERT KARAZIM TO PROCEED WITH THE FAÇADE RESTORATION SUBJECT TO OBTAINING PERMITS AS REQUIRED. COMMISSIONER PORTER SUPPORTED.

VOTE: AYES: 6 BURCH, HENK, JAMES, PORTER,

NAYS: 0

ABSTAIN: 1 KARAZIM

DISPOSITION: MOTION TO APPROVE THE REQUEST, HDC-14-11, 47 N. SAGINAW, FOR ROBERT KARAZIM, TO PROCEED WITH THE FAÇADE RESTORATION SUBJECT TO OBTAINING PERMITS AS REQUIRED WAS APPROVED.

REQUESTS FOR CERTIFICATE OF APPROPRIATENESS

**HDC-14-17 – 35 ONEIDA – SEMINOLE HILLS
REMOVE ENCLOSED PORCH / WOOD RAILING
APPLICANT – AG Management**

THE APPLICANT IS SEEKING TO REMOVE THE PORCH ENCLOSURE AND INSTALL A WOOD RAILING.

Owner has removed enclosure and installed decorative railing

RECOMMENDATION:

To approve the proposal HDC-14-17 for the removal of the porch enclosure subject to the following:

1. The wood railing shall not be installed.

COMMISSIONER BURCH MOTIONED TO APPROVE THE REMOVAL OF PORCH ENCLOSURE AND INSTALLATION OF DECORATIVE RAIL. COMMISSIONER KARAZIM SUPPORTED.

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

DISPOSITION: MOTION TO APPROVE THE PROPOSAL FOR REMOVAL OF PORCH ENCLOSURE AND INSTALLATION OF DECORATIVE RAIL, HDC-14-17, 35 ONEIDA, WAS APPROVED.

REQUESTS FOR CERTIFICATE OF APPROPRIATENESS

**HDC-14-18 – 43 NORTH SAGINAW – DOWNTOWN COMMERCIAL
WINDOW REPLACEMENTS
APPLICANT – Jeff Bagnasco**

THE APPLICANT IS SEEKING TO REPLACE 5 WINDOWS IN THE REAR OF THE PROPERTY WITH VINYL REPLACEMENT WINDOWS.

The applicant stated:

“Replace 5 windows on back of building (facing the alley) with 5 vinyl windows to match the existing top 2 windows which were replaced in 2008 with vinyl windows as approved per the Historic Commission in 2008 - please see attached building permit PB2008-92, dated 2-28-08 which reflects the approval of the 2 top vinyl windows.”

RECOMMENDATION:

To deny the certificate of appropriateness for HDC -14-18 located at 43 N. Saginaw as the proposed vinyl windows do not comply with the Secretary of Interior Standards for Rehabilitation; specifically standard six.

COMMISSIONER KARAZIM MOTIONED TO APPROVE THE REPLACEMENT OF REAR WINDOWS WITH VINYL BECAUSE THE WINDOWS ARE IN THE REAR. THE OWNER WAS ASKED TO CONSIDER THE USE OF ALUMINUM CLAD WINDOWS AS AN OPTION BUT NOT MANDATORY BECAUSE THE WINDOWS ARE IN THE REAR. COMMISSIONER BURCH SUPPORTED.

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

DISPOSITION: MOTION TO APPROVE THE REPLACEMENT OF REAR WINDOWS WITH VINYL WINDOWS, HDC 14-18, 43 N. SAGINAW WAS APPROVED.

OPENING PUBLIC COMMENTS:

Mr. Eduardo R. Ybarro, stated that he owned the house at 569 W. Huron. During the winter months the white picket fence on the property was knocked down due to the severity of the winter. The city of Pontiac said he could not put it back up without a permit. He stated that he thought Huron Street, between Cherokee and Ottawa was exempt from the historic district. Mr. Sabo said the house is not excluded, but there would be no fee for repairs to the fence if permit records could be found for the original fence. Mr. Sabo said he would talk with the city about the permit and that Mr. Ybarro should follow up with Gordon Bowdell.

COMMISSIONER JAMES DISCUSSED THE CERTIFIED LOCAL GOVERNMENT STATUS INFORMATION RECEIVED FROM THE STATE OF MICHIGAN. THERE ARE 5 BASIC REQUIREMENTS FOR CERTIFICATION. COMMISSIONER KARAZIM SUGGESTED THAT WE TRY TO COMPLETE A STEP EACH MONTH. THE MAYOR IS ON BOARD AND WANTS TO DO OTHER THINGS SUCH AS A SURVEY OF PROPERTY TO DEMOLISH. COMMISSIONER KARAZIM MADE A MOTION THAT WE MOVE TO THE NEXT STEP FOR LOCAL GOVERNMENT CERTIFICATION STATUS. COMMISSIONER PORTER SUPPORTED.

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

DISPOSITION: MOTION TO PROCEED ON TO THE NEXT STEPS FOR CERTIFICATION WAS APPROVED.

COMMISSIONER PORTER SUGGESTED WE MAKE A FLYER OF REQUIREMENTS FOR REPAIR FOR HOUSES IN THE HISTORIC DISTRICT. MR SABO SAID THAT WOULD BE CONSUMING AND EXPENSIVE. THERE IS ALREADY INFORMATION AVAILABLE ON THE CITY OF PONTIAC WEB SITE.

COMMISSIONER KARAZIM ASKED WHAT CAN BE DONE ABOUT PEOPLE WHO BUY HOMES IN THE HISTORIC DISTRICT AND JUST SIT ON THEM. ALSO DERELICT HOMES IN THE HISTORIC DISTRICT THAT JUST CONTINUE TO CHANGE HANDS. MR SABO SAID HE WOULD LOOK INTO CODE ENFORCEMENT.

THERE IS ALSO HISTORIC INFORMATION AVAILABLE @ historicseminolehills.com

COMMISSIONER KARAZIM ASKED COMMISSIONER PORTER TO REVIEW THE CITY OF PONTIAC HISTORIC PAGE FOR DOCUMENTS THAT NEED TO BE UPDATED. MR. SABO CAN BRING THE NEEDED UPDATES TO THE ATTENTION OF THE MAYOR AND MR. SABOTA.

COMMISSIONER HENK MADE A MOTION TO ADJOURN THE MEETING.

MEETING ADJOURNED AT 7:43 PM