

PONTIAC HISTORIC DISTRICT COMMISSION MEETING MINUTES

TUESDAY APRIL 12, 2016
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, DEREK DOWDELL

MR. DOWDELL: JAMES?

MS. JAMES: HERE

MR.DOWDELL: BURCH?

MR. BURCH:

MR. DOWDELL: KARAZIM?

MR. KARAZIM: HERE

MR. DOWDELL: DAVID?

MR. DAVID: HERE

MR. DOWDELL: HENK?

MS. HENK.

MR. DOWDELL: PORTER?

MS. PORTER: HERE

MR DOWDELL: RAMSEY?

MS. RAMSEY:

EXCUSED: 0

LATE: 0

PRESENT: 4

ALSO PRESENT: DEPUTY MAYOR, JANE BAIS-DISESSA

MEETING WAS OPENED BY COMMISSION CHAIRMAN, RICK DAVID

ADOPTION OF MINUTES: THE MARCH 8, 2016 MINUTES WERE REVIEWED. COMMISSIONER KARAZIM MADE A MOTION TO APPROVE THE MINUTES UNDER REVIEW. COMMISSIONER PORTER SUPPORTED.

VOTE: AYES: 4 DAVID, JAMES, KARAZIM, PORTER
NAYS: 0
ABSTAIN: 0

DISPOSITION: THE MOTION TO ACCEPT THE MARCH 8, 2016 MINUTES WAS APPROVED.

REQUESTS FOR CERTIFICATE OF APPROPRIATENESS

HDC-16-03 – 55 WILLIAMS – FRANKLIN BLVD HISTORIC DISTRICT
APPLICANT – Mr. David Fritzingler, Property Owner

Contributing Structure: Built in 1900

THE APPLICANT IS SEEKING PERMITS TO ALLOW HIM TO REHAB THE INTERIOR OF THE HOUSE. APPLICANT HAS REPLACED APPROXIMATELY 14 EXISTING WINDOWS WITH MODERN STYLE WINDOWS.

APPLICANT STATED THAT HE HAD BOUGHT THE HOUSE IN 2012 AT A COUNTY AUCTION. HE WAS ACQUAINTED WITH THE PREVIOUS OWNER, A WIDOW WHO WAS NOT ABLE TO KEEP UP THE PROPERTY. HE STATED THAT HE HAD BEGUN WORKING ON THE PROPERTY AND WANTED TO BRING THE HOME UP TO A LIVABLE STANDARD BUT HE WAS NOT AWARE THAT THE HOME WAS IN AN HISTORIC DISTRICT. APPLICANT FURTHER SAID HE HAS BEEN A BUSINESSMAN IN THE CITY OF PONTIAC SINCE 1972.

THE CITY PLANNER, DEREK DOWDELL REVIEWED THE REQUEST AS WELL AS HIS RECOMMENDATION.

PLANNER RECOMMENDATION: TO DENY THE CERTIFICATE OF APPROPRIATENESS (HDC-16-03) FOR 55 WILLIAMS ST., AS IT DOES NOT APPEAR TO MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION; SPECIFICALLY STANDARDS #3 AND #6.

APPLICANT WAS ASKED HOW HE COULD BE A BUSINESSMAN IN THE CITY SINCE 1972 AND NOT KNOW ABOUT THE HISTORIC DISTRICTS. APPLICANT STATED IT WAS NOT HIS BUSINESS PRACTICE TO PULL PERMITS FROM THE CITY FOR HIS JOBS.

COMMISSIONERS DAVID AND KARAZIM HAD A CONVERSATION WITH THE APPLICANT ON THE RESPONSIBILITY OF THE GROUP TO MAKE DECISIONS THAT PERSERVE THE

HISTORIC CHARACTER OF OUR CITY. COMMISSIONER KARAZIM TALKED TO THE APPLICANT ABOUT CHANGING OUT THE WINDOWS WITHOUT APPROVAL AND WITH MATERIALS THAT DID NOT MEET THE SECRETARY OF INTERIOR STANDARDS AND ALSO MODIFYING THE SIZE OF 2 OF THE ORIGINAL FRONT WINDOWS, ALL OF WHICH, HE STATED WAS UNACCEPTABLE.

COMMISSIONER KARAZIN MADE A MOTION TO DENY THE APPLICATION (HDC 16-03), 55 WILLIAMS STREET, AS PRESENTED BY THE HOMEOWNER AND IN ACCORDANCE WITH THE SECRETARY OF INTERIOR STANDARDS #3 AND #6, WITH THE FOLLOWING RESERVATION: WE WILL APPROVE THE APPLICATION WHEN AND IF ALL WINDOWS ARE RETURNED TO THERE ORIGINAL SIZE; THE FRONT OF HOUSE SHOULD MAINTAIN THE MATERIALS AND APPEARANCE OF ORIGINAL WINDOWS; WINDOWS ON THE OTHER SIDES OF THE HOUSE CAN BE REPLACED AS DESIRED. COMMISSIONER PORTER SUPPORTED.

VOTE: AYES: 4 DAVID, JAMES, KARAZIM, PORTER
NAYS: 0
ABSTAIN: 0

DISPOSITION: THE **MOTION TO DENY** THE CERTIFICATE OF APPROPRIATENESS APPLICATION FOR WINDOW REPLACEMENTS (HDC-16-03), 55 WILLIAMS STREET, IN ACCORDANCE WITH THE SECRETARY OF INTERIOR STANDARDS #3 AND #6 WAS **APPROVED** WITH THIS RESERVATION: THE APPLICATION AS SUBMITTED WILL BE APPROVED WHEN AND IF ALL WINDOWS ARE RETURNED TO THERE ORIGINAL SIZE. THE FRONT OF THE HOUSE SHOULD BE MAINTAINED WITH THE MATERIALS AND APPEARANCE OF ORIGINAL WINDOWS. WINDOWS LOCATED ON THE OTHER SIDES OF THE HOUSE CAN BE REPLACED AS DESIRED.

DEPUTY MAYOR, JANE BAI-DIESSA, TALKED ABOUT THE STATUS OF THE HOMES STILL ON THE DEMOLITION LIST. COMMISSIONER KARAZIN SAID HE HAD INDIVIDUAL BUSINESSMEN READY TO BUY AND REPAIR THE HOMES WE HAVE ON THE LIST. THE PROBLEM IS THE TEN DOLLAR A SQUARE FOOT CASH BOND MAKES IT ECONOMICALLY UNFEASIBLE. MOST PEOPLE DO NOT HAVE BOTH THE CASH TO PUT UP THE BOND AND TO MAKE THE NECESSARY REPAIRS.

THE PLANNING DEPARTMENT AGREED TO CONFIRM THE PREVIOUSLY IDENTIFIED HISTORICAL HOUSES AND THERE ADDRESSES.

CLOSING PUBLIC COMMENTS: NONE

MEETING ADJOURNED AT 7:15 PM