

1 HISTORIC DISTRICT COMMISSION REGULAR MEETING: City of
2 Pontiac, on Tuesday, October 10, 2017; Pontiac City Hall,
3 47450 Woodward Avenue, Pontiac, Michigan 48342

4
5 COMMISSIONERS: Chair Rick David
6 Co-Chair Robert Karazim
7 Linda Porter
8 Ken Burch
9 Kathie Henk
10 Kathalee James

11 FROM THE CITY: Chip Smith AICP, Interim Planner
12 Patrick Brzozowski

13 CHAIRMAN DAVID CALLED THE MEETING TO ORDER AT 6:04 P.M.

14 MINUTES FOR REVIEW: None

15 ROLL CALL:

16 PRESENT: Chair David, Comm. Karazim, Comm. Porter,
17 Comm. Burch

18 Mr. Smith reported a quorum present.

19 ARRIVED LATE: Comm. Henk, Comm. James

20 THE CHAIR INDICATED THAT COMM. TAMEKA RAMSEY WAS NO LONGER
21 A COMMISSIONER AFTER WHICH THERE WAS SOME DISCUSSION ABOUT
22 HAVING A NEW 7TH COMMISSIONER.

23 Mr. Smith indicated to the Commissioners that all of their
24 terms were expired and that the Mayor is well aware of the
25 fact that she has to reappoint them but State Law allows
them to continue to serve.

CHAIR DAVID ASKED IF THAT WAS CONFIRMED BY CITY COUNCIL.

Mr. Smith answered negatively.

REQUESTS FOR CERTIFICATE OF APPROPRIATENESS:

HDC 17-32

PROPERTY ADDRESS: 100 Oliver Street

1 HISTORIC DISTRICT: Modern Housing
2 YEAR BUILT: Approx. 1926
3 APPLICANT: Hansons Windows
Rep: Brian Elias
4
5 OWNER: Carolyn Dyer
6
7 Presentation of facts given by Mr. Smith.
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9 CHAIR DAVID INDICATED THAT THE COMMISSION DESIRES THE
PROPERTY OWNER AND THE APPLICANT BOTH TO BE AT THE
MEETING.
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11 Mr. Smith indicated that they were notified.
12
13 CHAIR DAVID SUGGESTED POSTPONING.
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15 Mr. Smith indicated that almost all of the windows are in.
16
17 COMM. BURCH INQUIRED IF THERE WAS VINYL SIDING ON THE
HOUSE.
18
19 Mr. Smith affirmed.
20
21 CHAIR INQUIRED OF MR. SMITH HOW HE DEFINES "CONTRIBUTING"
AND "NONCONTRIBUTING".
22
23 Mr. Smith indicated that he views this parcel as
noncontributing because it no longer maintains any of the
key architectural features for the period of this
historical district.
24
25 COMM. KARAZIM INDICATED THAT IT IS CONFORMING, AS THERE
ARE 50 OTHER HOUSES IN THE AREA THAT ARE THE SAME AND
INQUIRED IF THE ROOF IS STILL THERE.
26
27 COMM. PORTER INDICATED THAT IT DOESN'T LOOK LIKE IT.
28
29 COMM. KARAZIM MADE A MOTION FOR CERTIFICATE OF
APPROPRIATENESS AS LONG AS THEY REPLACE THE FRONT WINDOWS
WITH EITHER WOOD OR ALUMINUM CLAD.
30
31 COMM. HENK SECONDED.
32
33 Mr. Smith indicated to the Commission that the house is a
rental.
34
35

1 COMM. KARAZIM INDICATED THAT HANSON KNOWS, AS THEY'VE BEEN
2 WITH THE COMMISSION BEFORE AND ASKED IF THE COMMISSION
3 WANTED TO CONSIDER POSTPONING.

3 COMM. BURCH INDICATED THAT HE DOESN'T KNOW BECAUSE IT WILL
4 BE WINTERTIME BUT INDICATED THAT THE COMMISSION WANTS TO
5 REQUEST THAT THE CONTRACTOR BE PRESENT.

5 COMM. KARAZIM INDICATED THE CONTRACTOR AND OWNER.

6 COMM. HENK ASKED THE COMMISSIONERS IF THEY WANTED TO
7 POSTPONE.

7 COMM. JAMES INQUIRED IF THE WINDOWS IN THE FRONT HAVE
8 ALREADY BEEN REPLACED.

9 Mr. Smith affirmed.

10 COMM. JAMES INQUIRED IF THE CITY IS ASKING THE HOMEOWNER
11 TO CHANGE THEM OUT.

11 Mr. Smith affirmed.

12 COMM. BURCH EXPRESSED CONCERN FOR THE RENTERS SINCE IT
13 WILL BE WINTER.

14 COMM. JAMES INDICATED THAT THE CITY NEVER FOLLOWS UP WITH
15 THE COMMISSION AFTER THEY MAKE DECISIONS.

15 COMM. KARAZIM INQUIRED IF THEY SHOULD MAKE AS PART OF THE
16 MOTION THAT THE CITY FOLLOWS UP ON THE COMMISSION'S
17 REQUIREMENTS.

17 COMM. JAMES SUGGESTED THAT THE PLANNING DEPARTMENT HAVE
18 WRITTEN PROCEDURES FOR HOW THEY HANDLE THESE ISSUES WHEN
19 SOMEONE IS CAUGHT.

19 Mr. Smith indicated that they only tool to follow up, if
20 they have the same windows there, is to ticket the
21 homeowner.

21 COMM. HENK INDICATED THAT HANSONS SHOULD BE TICKETED ALSO.

22 Mr. Smith agreed to provide the Commission a report each
23 month regarding follow-ups.

24 COMM. JAMES INDICATED THAT WOULD BE GREAT BUT SHE STILL
25 FEELS THAT THEY NEED TO ESTABLISH A CONSISTENT AND FAIR
PRACTICE.

1 COMM. KARAZIM MADE A NEW MOTION FOR CERTIFICATE OF
2 APPROPRIATENESS AS LONG AS THEY REPLACE THE FRONT WINDOWS
3 WITH EITHER WOOD OR ALUMINUM CLAD AND THAT THE NEW WINDOWS
MATCH THE HISTORIC PATTERN, SUBJECT TO AN INSPECTION ON
11-10-17.

4 COMM. HENK SECONDED.

5 VOTE: AYES: Comm. David, Comm. Karazim, Comm. Porter,
Comm. Burch, Comm. Henk, Comm James

6 NAYS: None

7 ABSTAIN: None.

8 Vote 6-0-0 motion carries.

9 HDC 17-37

10 PROPERTY ADDRESS: 256 Ottawa

11 HISTORIC DISTRICT: Seminole Hills

12 YEAR BUILT: Approx. 1937

13 APPLICANT: Reginald Perryman

14 OWNER: Bank of America

15 Presentation of facts given by Mr. Smith.

16 COMM. BURCH INQUIRED IF THEY WERE TO REPLACE THE WOOD WITH
17 WOOD.

18 Mr. Smith affirmed.

19 COMM. BURCH MADE A MOTION TO APPROVE CERTIFICATE OF
20 APPROPRIATENESS.

21 COMM. HENK SECONDED.

22 VOTE: AYES: Comm. David, Comm. Karazim, Comm. Porter,
Comm. Burch, Comm. Henk, Comm James

23 NAYS: None

24 ABSTAIN: None.

25 Vote 6-0-0 motion carries.

1 COMM. JAMES RENDERED HER RESIGNATION.

2 Mr. Smith asked Comm. James to put that in an e-mail so
3 that he can share it with the Mayor.

4 COMM. HENK MOVED TO ADJOURN.

5 COMM. KARAZIM SECONDED.

6 ADJOURNMENT: 6:35 p.m.

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