

PONTIAC HISTORIC DISTRICT COMMISSION MEETING MINUTES

TUESDAY OCTOBER 14, 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 CHAIRMAN RICK DAVID: ROLL CALL: GORDON BOWDELL

MR. BOWDELL: JAMES?

MS. JAMES: HERE

MR. BOWDELL: BURCH?

MR. BURCH:

MR. BOWDELL: KARAZIM?

MR. KARAZIM:

MR. BOWDELL: DAVID?

MR. DAVID: HERE

MR. BOWDELL: HENK?

MS. HENK: HERE

MR. BOWDELL: PORTER?

MS. PORTER: HERE

MR BOWELL: RAMSEY?

MS. RAMSEY:

ABSENT: 3 BURCH, KARAZIM, RAMSEY

LATE: 0

MEETING WAS CALLED TO ORDER BY CHAIRPERSON RICK DAVID.

OPENING PUBLIC COMMENTS: NONE

MINUTES REVIEWED: SEPTEMBER 9, 2014

ADOPTION OF MINUTES: SECRETARY JAMES REVIEWED NECESSARY CORRECTIONS TO THE MINUTES. COMMISSIONER HENK MADE A MOTION TO APPROVE MINUTES WITH ADDITIONS AND CORRECTIONS AS NOTED. COMMISSIONER PORTER SUPPORTED.

VOTE: AYES: 4 DAVID, HENK, JAMES, PORTER,
NAYS: __0__
ABSTAIN: __0__

DISPOSITION: MOTION TO ACCEPT MINUTES FOR SEPTEMBER 9, 2014 WITH ADDITIONS AND CORRECTIONS AS NOTED, WAS APPROVED.

REQUESTS FOR CERTIFICATE OF APPROPRIATENESS

**HDC-14-22 – 522 WEST IROQUOIS – SEMINOLE HILLS HISTORIC DISTRICT
WINDOW REPLACEMENTS
APPLICANT – Brian Allgren
Property Owner – Susan Fritz**

Applicant is seeking to replace (31) thirty-one windows in the home with a vinyl replacement. The home is a contributing structure built in 1929. Commissioner Henk asked the applicant why he wanted to use vinyl replacement windows instead of wood. The applicant said cost was the overriding reason.

RECOMMENDATION:

To deny the proposed certificate of appropriateness (HDC-14-22) for vinyl replacement windows, as the proposed alterations do not meet the Secretary of the Interior Standards for Rehabilitation, specifically standard (6) six.

COMMISSIONER HENK MOTIONED TO APPROVE THE VINYL REPLACEMENT WINDOWS ON THE SIDE AND REAR OF THE PROPERTY AT 522 WEST IROQUOIS, HDC-14-22, PROVIDED THE COLOR MATCHED THE EXTERIOR AND THE FRONT WINDOWS ARE REPLACED WITH WOOD CLAD. COMMISSIONER PORTER SUPPORTED.

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

NAYS: 0
ABSTAIN: 0

DISPOSITION: MOTION TO APPROVE THE USE OF VINYL REPLACEMENT WINDOWS ON THE SIDE AND REAR OF THE PROPERTY AT 522 WEST IROQUOIS, HDC-14-22, PROVIDING THE COLOR MATCHED THE EXTERIOR, AND THE FRONT WINDOWS ARE REPLACED WITH WOOD CLAD WAS APPROVED.

REQUESTS FOR CERTIFICATE OF APPROPRIATENESS

**HDC-14-21 – 169 CHIPPEWA – SEMINOLE HILLS HISTORIC DISTRICT
ROOF REPLACEMENT / WINDOW REPLACEMENT
APPLICANT – THD AT HOME SERVICES
Property Owner - Samuel Andrews**

Applicant is seeking to replace the roof of the home with Tamko Heritage Shingles in the color of Virginia Slate; also seeking approval to replace the window with a vinyl replacement window, (nine over nine) grid pattern.

RECOMMENDATION:

To deny the proposed certificate of appropriateness (HDC-14-21) for vinyl replacement windows, as the proposed alterations do not meet the Secretary of the Interior Standards for Rehabilitation, specifically standard (6) six.

THE HOME BUILT IN 1951, IS NOT A CONTRIBUTING STRUCTURE. VINYL WINDOWS WOULD NOT DETRACT FROM THE CHARACTER OF THE HOUSE BUT THE PROPOSED (NINE OVER NINE) GRID PATTERN DOES NOT EXIST AT THE SITE AND MAY CREATE A FALSE SENSE OF HISTORICAL DEVELOPMENT.

COMMISSIONER HENK MOTIONED TO APPROVE REPLACEMENT OF EXISTING ROOF WITH TAMKO HERITAGE SHINGLES IN THE COLOR OF VIRGINIA SLATE AND REPLACEMENT OF EXISTING WINDOW WITH A VINYL WINDOW BECAUSE THE HOME IS A NON-CONTRIBUTING STRUCTURE. COMMISSIONER PORTER SUPPORTED.

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

DISPOSITION: MOTION TO APPROVE (HDC-14-21) REPLACEMENT OF EXISTING ROOF WITH TAMKO HERITAGE SHINGLES IN THE COLOR OF VIRGINIA SLATE AND REPLACEMENT OF EXISTING WINDOW WITH A VINYL WINDOW BECAUSE THE HOME IS A NON CONTRIBUTING STRUCTURE WAS APPROVED.

CLOSING PUBLIC COMMENT: NONE

OTHER BUSINESS:

MR. BOWDELL ANNOUNCED THAT THE MASTER PLAN 2014 UPDATE HAS BEEN APPROVED BY THE CITY COUNCIL. ALSO THE FAIRGROVE HISTORIC DISTRICT HOME, AT 268 NORTH SAGINAW THAT WAS DEMOLISHED BY ACCIDENT WAS NOT IN THE COUNTY OR THE CITY SYSTEM AS AN HISTORIC PROPERTY. MR. BOWDELL SAID THAT MEASURES HAVE BEEN PUT IN PLACE TO INSURE HOMES IN HISTORIC DISTRICTS ARE IDENTIFIED AS HISTORIC PROPERTIES IN BOTH THE COUNTY AND CITY RECORDS.

CHAIRMAN DAVID ASKED IF THERE WAS ANY UPDATE ON CERTIFIED LOCAL GOVERNMENT STATUS. COMMISSIONER JAMES SAID THE PLAN WAS TO REVIEW ONE OF THE (5) REQUIREMENTS AT EACH MEETING. COPIES OF THE CERTIFIED LOCAL GOVERNMENT REQUIRMENTS WERE DISTRIBUTED.

COMMISSIONER HENK SAID THERE WAS NO UPDATE FOR ELIMINATION OF THE BOND.

COMMISSIONER HENK MADE A MOTION TO ADJOURN MEETING.

MEETING ADJOURNED AT 6:52 PM