

PONTIAC HISTORIC DISTRICT COMMISSION MEETING MINUTES

TUESDAY DECEMBER 8, 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. HERE

MR. DOWDELL: PORTER?

MS. PORTER:

MR DOWDELL: RAMSEY?

MS. RAMSEY:

EXCUSED: 2 BURCH, PORTER

LATE:

OPENING PUBLIC COMMENTS: NONE

MINUTES TO REVIEW: **NOVEMBER, 2016**

ADOPTION OF MINUTES: COMMISSIONER KARAZIM PRESENTED COPIES OF AN EMAIL EXCHANGE BETWEEN HIMSELF AND JILL ROBINSON, OAKLAND COUNTY PROPERTY SPECIALIST IN REGARDS TO THE CITY’S REQUESTS FOR DEMOLITION OF PROPERTIES AT THE NOVEMBER MEETING. COMMISSIONER KARAZIM MADE A MOTION TO APPROVE THE MINUTES WITH CORRECTIONS PER THE LETTER FROM JILL ROBINSON AND THAT THE LETTERS BE ADDED TO THE MINUTES. COMMISSIONER HENK SUPPORTED.

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

DISPOSITION: MOTION TO ACCEPT THE NOVEMBER MINUTES WITH CORRECTIONS AND ADDITIONS AS NOTED WAS APPROVED.

MR. DOWDELL REVIEWED THE HISTORIC DISTRICT COMMISSION MEETING SCHEDULED FOR 2017. COMMISSIONER KARAZIM MADE A MOTION TO APPROVE THE MEETING SCHEDULE FOR 2017. COMMISSIONER HENK SUPPORTED.

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

REQUESTS FOR CERTIFICATE OF APPROPRIATENESS

**HDC-16-30 – 538 W. IROQUOIS – SEMINOLE HILLS HISTORIC DISTRICT
APPLICANT / OWNER Clifton Wright, Representative –Wendell’s Roofing and
Remodeling: David Graul (Owner)**

- CONTRIBUTING STRUCTURE

THE APPLICANT IS SEEKING CERTIFICATE OF APPROPRIATENESS TO ALLOW THEM TO REPLACE TWO ATTIC WINDOWS.

RECOMMENDATION: TO CONSIDER THE CERTIFICATE OF APPROPRIATENESS (HDC-16-30); FOR 538 W. IROQUOIS RD., IN THE SEMINOLE HILLS HISTORIC DISTRICT, AS IT MAY

APPEAR TO MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION;
SPECIFICALLY STANDARDS #6 .

THE WINDOWS WERE VINYL WHEN THE OWNER PURCHASED THE HOUSE. THE OWNER /
APPLICANT WAS NOT AWARE THE HOUSE WAS AN HISTORIC PROPERTY.
COMMISSIONER KARAZIM SAID HE WAS OKAY WITH THE WINDOWS BEING DONE IN
VINYL. COMMISSIONER HENK SUPPORTED. COMMISSIONER JAMES SAID THE PLANNER
SHOULD SPECIFY IN THE APPROVAL LETTER THAT FUTURE PROJECTS FOR THIS HOUSE
SHOULD FOLLOW PONTIAC HISTORIC DISTRICT PROPERTIES PROCEDURES AND
GUIDELINES.

MOTION BY COMMISSIONER KARAZIM TO APPROVED THE PROPOSED APPLICATION;
THE APPROVAL LETTER SHOULD SPECIFY THAT FUTURE PROJECTS SHOULD ADHERE TO
HISTORIC DISTRICT PROCEDURES. COMMISSIONER HECK SUPPORTED.

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

DISPOSITION: MOTION TO APPROVE THE CERTIFICATE OF APPROPRIATENESS
APPLICATION (HDC-16-30); FOR 538 W. IROQUOIS TO ALLOW FOR THE REPLACEMENT
OF 2 WINDOWS IN THE ATTIC WAS APPROVED. THE APPROVAL LETTER SHOULD SPECIFY
TO THE HOMEOWNER THAT FUTURE PROJECTS SHOULD ADHERE TO HISTORIC DISTRICT
PROCEDURES.

REQUESTS FOR CERTIFICATE OF APPROPRIATENESS

**HDC-16-31– 564 IROQUOIS RD – SEMINOLE HILLS HISTORIC DISTRICT
APPLICANT / OWNER – Jerry Beets**

- CONTRIBUTING STRUCTURE

APPLICANT IS SEEKING CERTIFICATE OF APPROPRIATENESS TO ALLOW THEM TO
REPLACE TWO SIDE WINDOWS AND A SIDE WALL.

RECOMMENDATION: TO CONSIDER THE CERTIFICATE OF APPROPRIATENESS (HDC-16-
31) FOR 564 W. IROQUOIS RD., IN THE SEMINOLE HILLS HISTORIC DISTRICT AS IT MAY
APPEAR TO MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION;
SPECIFICALLY STANDARDS #6.

MOTION BY COMMISSIONER KARAZIM TO ACCEPT THE APPLICATION AND RECOMMENDATION FOR (HDC-16-31), 564 IROQUOIS DR., IN THE SEMINOLE HILLS HISTORIC DISTRICT. COMMISSIONER HENK AMENDED THE MOTION TO ALLOW THE OWNER TO REPLACE THE FRONT DOOR AS NEEDED AND SUPPORTED THE MOTION.

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

DISPOSITION: MOTION TO ACCEPT THE RECOMMENDATION AND APPROVE THE APPLICATION, FOR (HDC-16-31), FOR 564 IROQUOIS DR., IN THE SEMINOLE HILLS HISTORIC DISTRICT TO ALLOW THE OWNER TO REPLACE TWO SIDE WINDOWS, REPLACE/ REPAIR A SIDE WALL AND TO REPLACE FRONT DOOR AS NEEDED WAS APPROVED.

REQUESTS FOR CERTIFICATE OF APPROPRIATENESS

**HDC-16-34– 149 OTTAWA DRIVE – SEMINOLE HILLS HISTORIC DISTRICT
APPLICANT / OWNER – Donna Medich, Metro Mortgage Investments (Owner)**

- CONTRIBUTING STRUCTURE / * APPLICATION MADE AFTER WORK WAS COMPLETED

APPLICANT IS SEEKING CERTIFICATE OF APPROPRIATENESS TO ALLOW THEM TO REPLACE A GARAGE DOOR AND PAINT EXTERIOR OF HOUSE.

RECOMMENDATION: TO CONSIDER THE CERTIFICATE OF APPROPRIATENESS (HDC-16-34) FOR 149 OTTAWA DR., IN THE SEMINOLE HILLS HISTORIC DISTRICT AS IT MAY APPEAR TO MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION; SPECIFICALLY STANDARDS #6.

ROBERT MADE A MOTION TO REJECT THE APPLICATION. COMMISSIONER HENK SUPPORTED AND STATED THAT SHE HAD MADE SEVERAL ATTEMPTS TO FOLLOW UP ON THE PREVIOUS PROPERTY ON OTTAWA DR. THAT WAS REJECTED BY THE COMMISSION, BUT WITHOUT SUCCESS. THE WORK WAS DONE PRIOR TO THE APPLICATION BEING SUBMITTED AND APPROVED. THE WORK HAS NOT BEEN REDONE. COMMISSIONER JAMES SAID SHE SUPPORTS APPROVING THE WORK BUT IN CASES WHERE THERE IS DISREGARD FOR THE LAWS OF THE CITY REGARDING HISTORIC PROPERTIES, (AS IS THE CASE HERE), THE CITY SHOULD IMPOSE FINES WITH THE APPROVAL. MR. DOWDELL WAS ASKED TO REQUEST AN UPDATE FOR THE COMMISSIONERS ON THE PREVIOUS PROPERTY APPLICATION ON OTTAWA DR., WHICH WAS REJECTED.

COMMISSIONER KARAZIM MADE A MOTION TO TABLE THE APPLICATION REQUEST UNTIL WE CAN CLARIFY THE CURRENT PENALTY FOR WORKING WITHOUT APPROVAL.

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

THE MOTION TO DEFER (HDC-16-34) APPLICATION UNTIL PENALTY GUIDELINES CAN BE CLARIFIED WAS APPROVED.

PUBLIC COMMENT: MIKE MCGUINNESS

MR. MIKE MCGUINNESS THANKED THE COMMISSION FOR NOT APPROVING HIS PROPERTY AT 124 FRANKLIN BLVD FOR DEMOLITION. MR. MCGUINNESS STATED THAT HE DOES HAVE A PLAN TO REHABILITATE THE PROPERTY AND HE WILL BE WORKING TO GET ALL THE WORK DONE WITHIN THE BOND GUIDELINES. HE SAID HIS REHABILITATION BOND DEFERMENT AGREEMENT WITH THE CITY IS PENDING.

COMMISSION CHAIRMAN RICK DAVID ADJOURNED THE MEETING AT 7:03 PM

THE FOLLOWING DOCUMENTS HAVE BEEN APPROVED TO BE ADDED TO THE MINUTES:

- 1) COPY OF JILL ROBINSON, PROPERTY SPECIALIST, OAKLAND COUNTY, EMAIL RESPONSE TO HISTORIC DISTRICT COMMISSIONER ROBERT KARAZIM
- 2) COPY OF HISTORIC DISTRICT COMMISSION VICE CHAIR, ROBERT KARAZIM EMAIL INQUIRY TO JILL ROBINSON, OAKLAND COUNTY PROPERTY SPECIALIST
- 3) COPY OF 2017 PONTIAC HISTORIC DISTRICT COMMISSION MEETING SCHEDULE

ATTACHMENT 1

kandrstudios@hotmail.com

From: Robinson, Jill L <robinsonj@oakgov.com>
Sent: Monday, November 14, 2016 2:33 PM
To: kandr studios
Cc: Meisner, Andrew E; Rick David; 'Ken Burch'; 'katha james'; 'Kathie Henk'; Linda Porter
Subject: RE: historic property

Hello –

With the exception of 180 W Pike, I have not asked for any assistance with having historic properties owned by the Treasurer's Office demolished. 180 W Pike needed approval only after the city of Pontiac contacted the county last summer to let us know that the structure was slated for demolition within 10 days of that call, and instructed us to have Revive Pontiac deconstruct the house. I am very concerned that my name was used in the request you described below without my knowledge or presence. We want to be very clear that Andy and I have been vigorous advocates for renovating structures and stabilizing neighborhoods in Pontiac and throughout the County.

The County Treasurer incurs costs on property we own beginning when we foreclose on 4/1 until we sell or transfer the property. We board up, clean up, lockbox and secure properties every day. We are extremely responsive to all city and resident concerns regarding maintenance of vacant lots and structures.

I have been working with a group specifically interested in renovating properties within the GM Modern Historic District and am excited at the potential for the residents and this neighborhood. I believe the members of the steering committee have spoken with the city about their plans and am surprised by the sudden interest in the demolition of historic structures.

We depend on the city to let us know which properties are historic as we also work with the Michigan Land Bank on potential demolitions of tax foreclosed properties. We also work closely with the city to ensure that people with code violations and speculation history are not allowed to purchase tax foreclosed properties from the county.

Let me know if there are other questions. We'd be happy to sit down and talk about how we all can work together on these great assets in the city. When it has been determined that a property needs to be demolished, we've asked that someone be able to deconstruct the building before it's demolished so various materials can be used to renovate other structures in the neighborhood and local residents can learn new trade skills.

Hope this helps,
Jill

Jill Robinson
Property Specialist
Oakland County Treasurer – Andy Meisner
1200 N. Telegraph Road, Bldg.12E
Pontiac, MI 48341-0479
Tel (248) 858-2930
Fax (248) 858-1810

From: kandr studios [mailto:kandrstudios@hotmail.com]
Sent: Monday, November 14, 2016 11:43 AM
To: Robinson, Jill L
Cc: Meisner, Andrew E; Rick David; 'Ken Burch'; 'katha james'; 'Kathie Henk'; Linda Porter
Subject: historic property

ATTACHMENT 2

Good morning Jill,

I have a situation I would like to discuss with you/Oakland County.

At the last Historic Commission meeting (11-8-2016) Deputy Mayor Jane Bais-Disessa and Building Official Mike Wilson were at the meeting representing Oakland County's request to demolish 7 properties (see attached list "request for demo").

At the meeting, they stated that Oakland County contacted them for help with the Historic Commission. When asked who at Oakland County make the request, they said you, Jill Robinson specifically asked them to request the Historic Commission for approval for the demolitions. They stated that Oakland County has repeatedly requested the demolitions with no avail and you asked for their help.

The sad part is 2 of the 7 houses have current purchasers trying to buy them.

At the meeting I sent you a text asking if you had the discussion with the City of Pontiac, to demolish the houses (specifically 216 Nelson) and you stated "we would never do that", someone could renovate that one".

Here is the problem/question: is Oakland County having the conversations with Jane and/or Mike in regards to the 7 houses, trying to get them demolished?

Secondly. They stated that the City of Pontiac has expended monies boarding the properties: can you tell me who did the boarding: OC or CoP?

Respectfully,

Robert Karazim
Vice Chair: Pontiac Historic Commission

THE DEPARTMENT OF BUILDING SAFETY & PLANNING

Announces

**THE SCHEDULE OF MEETINGS OF THE PONTIAC
HISTORIC DISTRICT COMMISSION**

The Pontiac Historic District Commission will hold its regular meetings on the 2nd Tuesday of the month at 6:00 P.M. in the Lion's Den of City Hall at 47450 Woodward Ave.

The dates are as follows:

January 10, 2017
February 14, 2017
March 14, 2017
April 11, 2017
May 9, 2017
June 13, 2017
July 11, 2017
August 8, 2017
September 12, 2017
October 10, 2017
November 14, 2017
December 12, 2017

For more information, call 248-758-2800

Dated: January , 2017