

# **PONTIAC CITY HISTORIC DISTRICT**

**TUESDAY – DECEMBER 10, 2019 - 6:00 P.M.**

**LION'S DEN – 1<sup>st</sup> FLOOR**

**47450 WOODWARD AVENUE – PONTIAC, MICHIGAN**

## **AGENDA**

1. CALL TO ORDER:
2. ROLL CALL:
3. COMMUNICATIONS:
4. MINUTES FOR REVIEW: November 12, 2019 Minutes
5. HISTORIC DISTRICT REVIEW:

5.1. HDC 19-37

Address	46 N Saginaw
Parcel Number	64-14-29-434-023
Applicant	Blue Star Demolition
Historic District	Downtown Pontiac Historic District
Proposed Application	Historic Façade Improvements

5.2. HDC 19-39

Address	402 W. Iroquois
Parcel Number	64-14-31-202-017
Applicant	Grennan Construction
Historic District	Seminole Hills Historic District
Proposed Application	Roof Repair and Replacement

6. UNFINISHED BUSINESS:

7. NEW BUSINESS:

8. PUBLIC COMMENTS:

1 PONTIAC CITY HISTORIC DISTRICT  
2 TUESDAY, NOVEMBER 12, 2019, 6:00 P.M.  
3 LION'S DEN, 1ST FLOOR  
4 47450 WOODWARD AVENUE, PONTIAC, MICHIGAN

5  
6  
7 BOARD MEMBERS PRESENT: Chair Rick David  
8 Comm. David Karazim  
9 Comm. Linda Porter  
10 Comm. Kathie Henk  
11 Comm. Ken Burch

12  
13 FROM THE CITY: Donovan Smith, City Planner

14  
15  
16 ALSO PRESENT:  
17 Nicholas Somberg  
18 Shanti Turner  
19 Hosein Zadafshar  
20 Likwa Williams  
21 Ady Peleg

22  
23 TRANSCRIPT PROVIDED BY:  
24 STORM REPORTING (810) 441-0898  
25 Mona Storm, Certified Shorthand Reporter # 4460

1 Pontiac, Michigan

2 Tuesday, November 12, 2019

3 6:03 p.m.

4 \* \* \* \*

5 CHAIR DAVID: So I would call the  
6 November 12th meeting of the Pontiac Historic District  
7 Commission to order.

8 Roll call, please.

9 MR. SMITH: All right. Rick David?

10 CHAIR DAVID: Here.

11 MR. SMITH: Robert Karazim?

12 COMM. KARAZIM: Here.

13 MR. SMITH: Ken Burch?

14 COMM. BURCH: Here.

15 MR. SMITH: Kathie Henk?

16 And Linda Porter?

17 COMM. PORTER: Here.

18 MR. SMITH: All right. We have a quorum.

19 CHAIR DAVID: All right. Next, minutes from  
20 last month's meeting. And they were in the packet  
21 earlier today -- or earlier this week.

22 MR. SMITH: They were e-mailed, yes.

23 CHAIR DAVID: E-mailed. I would entertain a  
24 motion to accept the minutes as shared.

25 COMM. PORTER: So moved.

1 CHAIR DAVID: Linda Porter.  
2 COMM. KARAZIM: Second.  
3 CHAIR DAVID: Support by Robert.  
4 MR. SMITH: Roll call.  
5 CHAIR DAVID: All in favor -- or do you want  
6 to do roll call?  
7 MR. SMITH: I'll do a roll call. Rick David?  
8 CHAIR DAVID: Yes.  
9 MR. SMITH: Robert Karazim?  
10 COMM. KARAZIM: No.  
11 MR. SMITH: No to not here or no to the  
12 minutes?  
13 COMM. KARAZIM: Here.  
14 MR. SMITH: Oh.  
15 COMM. KARAZIM: Yes.  
16 MR. SMITH: Ken Burch?  
17 COMM. BURCH: I'll abstain because I wasn't  
18 here last time.  
19 MR. SMITH: Kathie Henk?  
20 And Linda Porter?  
21 COMM. PORTER: Yes.  
22 MR. SMITH: Okay.  
23 CHAIR DAVID: So now we have 1, 2, 3, 4, 5.  
24 MR. SMITH: Yes.  
25 CHAIR DAVID: Five applications. Do you want

1           them to go in order, Donovan?

2                       MR. SMITH:  Actually, we're going to jump out  
3           of order, just moving 5.3 up.

4                       CHAIR DAVID:  5.3, first one?

5                       MR. SMITH:  Yes.

6                       CHAIR DAVID:  Okay.  So let me just share, as  
7           I always do, as a preamble, there are historic  
8           commissions all across the United States, like the one  
9           that you're sharing today.  So New York City or Pontiac  
10          or whatever town, we're governed -- our rules are by --  
11          the Department of Interior the United States Government  
12          has ten areas here that, well, we need to look at and  
13          Donovan, then, or people in the Planning Commission --  
14          or Planning Department makes their recommendation based  
15          on -- on those ten rules, along with other things that  
16          needs to be done.  And so that's one thing.

17                      Then the other part is that we're very proud  
18          in Pontiac of our historic areas.  You know the  
19          downtown area.  Seminole Hills, people get mixed up  
20          between Indian Village and Seminole Hills.  But  
21          Seminole Hills is, you know, Iriquois and Cherokee and  
22          streets on that side, not on the other side.  And then  
23          the Modern Historic District off Perry, which was a  
24          General Motors development, originally.  And then  
25          Fairgrove, those are some of the areas that we do.

1                   And some people move into the areas. Real  
2                   estate people sell them and they don't tell them  
3                   exactly, Hey, you have some responsibility in those  
4                   areas, to -- if you're remodeling or making changes, to  
5                   reflect the Department of Interior and what we're  
6                   trying to do in our work. Amen.

7                   MR. SMITH: Thank you.

8                   CHAIR DAVID: Donovan, so share with us your  
9                   point of view and what we need to know on 5.3.

10                  MR. SMITH: All right. So the case you have  
11                  is HDC 19-33 submitted by the Applicant  
12                  Nicholas Somberg. 601 North Perry is the property in  
13                  question. And the Applicant is requesting to change or  
14                  install windows and a door on the front facade of the  
15                  home.

16                  So, in front of you, you do have pictures of  
17                  a picture from 2008 and then you have a picture of what  
18                  it is current. So the one with the really vibrant blue  
19                  background is current. And the other one, which you  
20                  see the actual windows in the home, is from 2008.

21                  So the history to this site is the entire  
22                  front end of it is actually an add-on. And, if you  
23                  were to go into the home, the original facade is  
24                  actually on the inside of the home.

25                  COMM. KARAZIM: So is this like an enclosed

1 porch?

2 MR. SMITH: Yes, it is a very enclosed porch.  
3 So, technically, by definition, that porch, the windows  
4 and those doors are not historic because they were  
5 added on in front of the home.

6 So what the Applicant wants to do is he wants  
7 to install vinyl windows, four vinyl windows, two, one  
8 on each side of the door, and one on the far end, both  
9 sides. And then he wants to install vinyl doors.

10 Correct?

11 MR. SOMBERG: Well, steel.

12 MR. SMITH: Steel doors.

13 MR. SOMBERG: Yeah, like a double French  
14 door, where you can see where it's kind of got like a  
15 half -- somebody put an interior door on the exterior.  
16 So we'd like to get rid of all that and have a nice  
17 double door and then have wood steps that go up and  
18 like a little deck just before you enter and after the  
19 cement steps that are existing.

20 CHAIR DAVID: Is this in the Modern Historic  
21 District?

22 MR. SMITH: It is in the Historic District.  
23 However, the reason why we brought it here is because  
24 we would permit the installation of the vinyl windows  
25 and the door because they're not historic windows



1 coming out. So, as much as it is a review, it's more  
2 so also a communication and seeking any additional  
3 input into rehab of his house.

4 COMM. BURCH: So it's basically  
5 noncontributing, right?

6 MR. SMITH: Yeah, they're noncontributing.

7 COMM. BURCH: In the past, we don't even --

8 CHAIR DAVID: So explain "noncontributing".  
9 Would you explain "noncontributing" to the people here?

10 MR. SMITH: For the record, noncontributing  
11 features are features of historic homes that do not  
12 directly affect or are historic features of that home.  
13 So this Board, what we do is we vote on changes to the  
14 front facade, rear and sides as they relate to windows,  
15 the exterior features, roofs, sidings.

16 So, because this addition was added on after  
17 the fact and the installation of the windows were also  
18 added on after the fact, they are noncontributing  
19 non-historic windows.

20 CHAIR DAVID: Additional definition of that  
21 is sometime there was an empty lot, the houses were  
22 built in 1920 or '30 and this house came in in 1960;  
23 that is a noncontributing, that's not part -- even  
24 though it's in the historic district.

25 MR. SMITH: Correct.

1 CHAIR DAVID: Am I correct on that?

2 MR. SMITH: You are correct.

3 CHAIR DAVID: Yeah. Yeah, so that's the  
4 other piece of it.

5 So your recommendation is?

6 MR. SMITH: We would be approving the  
7 installation of the vinyl windows and front door as  
8 proposed.

9 CHAIR DAVID: Okay. Anything you'd want to  
10 add beyond what was stated?

11 MR. SOMBERG: Yeah. So are you -- because I  
12 see you have a couple pictures here of the sides as  
13 well.

14 MR. SMITH: Yes.

15 MR. SOMBERG: And are you okay with us  
16 replacing everything with more modern windows?

17 MR. SMITH: So regarding these windows, you  
18 will likely have to take these back to the historic  
19 features because these are part of the original home.

20 MR. SOMBERG: Okay. I probably should  
21 have --

22 MR. SMITH: Same for these windows and if you  
23 look at your -- these up here.

24 MR. SOMBERG: Yeah.

25 MR. SMITH: So we are only discussing the

1 windows here because --

2 CHAIR DAVID: But it is possible -- I'd note,  
3 that Robert always tries to do this -- instead of going  
4 back twice and paying twice --

5 MR. SMITH: He would do it just the once.

6 CHAIR DAVID: -- you would pay just the one  
7 time.

8 MR. SMITH: Yes.

9 CHAIR DAVID: But you know what I'm driving  
10 at, Robert?

11 COMM. KARAZIM: Oh, too well, oh, Ricardo, my  
12 friend.

13 MR. SOMBERG: Yes, I want to know about  
14 those. And, also, if you look at the top, there's  
15 actually a door that you can walk out onto the roof.  
16 Now, I --

17 COMM. BURCH: It's a balcony.

18 MR. SOMBERG: No, I mean, you know, we kind  
19 of -- you know, I've stood out there. It's actually a  
20 really nice view. I wouldn't mind, I mean, putting a  
21 railing there and kind of making it --

22 COMM. BURCH: I don't know if that's --

23 MR. SOMBERG: Is it -- maybe for another --  
24 another time?

25 MR. SMITH: That would be. Let's go over it.

1                   MR. SOMBERG: Yeah, it's definitely not a  
2                   priority. It's a luxury thing, you know. But I think  
3                   people really enjoy being able to sit up there and  
4                   watch the cars.

5                   MR. SMITH: If you submit the request, I'll  
6                   review it as such and we can give you a better  
7                   direction.

8                   MR. SOMBERG: Okay. So I'm good on the  
9                   windows and the door.

10                  MR. SMITH: Yes.

11                  MR. SOMBERG: Okay. Cool.

12                  CHAIR DAVID: So this is a -- what are your  
13                  plans for this house?

14                  MR. SOMBERG: We've -- to make it clean,  
15                  safe --

16                  CHAIR DAVID: Yes?

17                  MR. SOMBERG: -- restored and rent it out.

18                  CHAIR DAVID: Yes.

19                  MR. SOMBERG: But there's five units. We  
20                  just got rid of -- there was two squatters in there  
21                  that we just got rid of. We filled up about two  
22                  40-yard dumpsters full of stuff. So we're making a lot  
23                  of progress, cleaned up the yard significantly.

24                  CHAIR DAVID: I haven't driven by. On either  
25                  side of the home, what do you see?

1                   MR. SOMBERG: On either side?

2                   CHAIR DAVID: Yeah.

3                   MR. SOMBERG: There's a house to be

4                   demolished right here.

5                   CHAIR DAVID: Okay.

6                   MR. SOMBERG: And I think next there's two in

7                   a row to the left that I'd like to maybe look into.

8                   And then, to the right, there's another home that's

9                   occupied.

10                  CHAIR DAVID: That's occupied?

11                  MR. SOMBERG: Yeah.

12                  CHAIR DAVID: And that is about where? Just

13                  give me a geographic.

14                  MR. SOMBERG: It's just across the street,

15                  it's like on --

16                  CHAIR DAVID: What's --

17                  MR. SOMBERG: We're, like, north --

18                  COMM. BURCH: Right before Joslyn.

19                  COMM. PORTER: You aren't that far from

20                  Woodward, are you?

21                  MR. SOMBERG: We're right -- see the dot? So

22                  we're just north of Glenwood Avenue. We're, like,

23                  right at Glenwood and Perry. We're right across from

24                  like a PNC Bank.

25                  CHAIR DAVID: I see where you are. Okay.

1 Well, great. So you -- so I would entertain a motion  
2 to accept the --

3 COMM. KARAZIM: I want to talk about this  
4 just for a second.

5 CHAIR DAVID: Okay.

6 (Comm. Henk just entered the meeting.)

7 COMM. KARAZIM: You are clear that the  
8 original house windows are to be brought back to real,  
9 right, not the porch, the upper deck that we were  
10 talking about the sides and all that stuff?

11 MR. SOMBERG: Yeah, well, that's what I -- I  
12 mean, I'm okay with that.

13 COMM. KARAZIM: Okay.

14 MR. SOMBERG: But I thought we were going to  
15 come back for you guys to actually tell me exactly what  
16 to do.

17 MR. SMITH: We can.

18 COMM. KARAZIM: Well, like Rick was saying,  
19 we'll include that in this. So the next time you come  
20 in under advice, you're not having to do all that.

21 MR. SMITH: So pull the physical permit and,  
22 at that time, we would review the windows he wants to  
23 install.

24 COMM. KARAZIM: Let's also include that door  
25 in the middle.

1                   MR. SOMBERG: Yeah. Do we want to -- I guess  
2                   I would like a deciding on what -- like so what could  
3                   I -- I mean, so I could find something that looks very  
4                   similar.

5                   COMM. KARAZIM: Well, it should be in the  
6                   wood category, not under the vinyl category or not  
7                   under the steel category or not under the --

8                   MR. SOMBERG: Okay.

9                   COMM. KARAZIM: It has to be in the wood  
10                  category. And, if you come up sizes, there's hundreds  
11                  of these laying around that's probably one of the ones.  
12                  So let us know what size it is.

13                  MR. SOMBERG: Okay. I might try to save it.

14                  COMM. KARAZIM: Or save it.

15                  MR. SOMBERG: Yeah. So am I correct that  
16                  you're saying every window in the building besides the  
17                  porch must be --

18                  COMM. KARAZIM: No, we're saying the ones --

19                  MR. SOMBERG: That face the road?

20                  COMM. KARAZIM: Yeah. Everything that faces  
21                  the road.

22                  MR. SMITH: 1, 2, 3, 4, 5, 6.

23                  COMM. KARAZIM: Technically, we're supposed  
24                  to with all the windows all the way around the  
25                  building. But right now we're just considering the

1 facade.

2 MR. SOMBERG: So, like, Donovan, so like  
3 these are on the side of the porch. Those are okay to  
4 be modern windows?

5 COMM. KARAZIM: Yes.

6 CHAIR DAVID: You're not on the corner.

7 MR. SOMBERG: No.

8 MR. SMITH: So your sides and rears, just  
9 submit the permit and we'll review it as such and you  
10 can use vinyl. On the first floor on the porch, you  
11 can use vinyl.

12 MR. SOMBERG: Right. But all that stuff --

13 MR. SMITH: Yes, has to be wood.

14 COMM. KARAZIM: Think about that because, if  
15 you're going to touch the aluminum siding, that brings  
16 up a whole nother story.

17 MR. SOMBERG: Right. Okay.

18 CHAIR DAVID: All right. Cool.

19 MR. SOMBERG: Thank you. I'll be in touch.  
20 Can I keep this copy?

21 CHAIR DAVID: Yeah. So I would entertain a  
22 motion. Would someone like to make a motion?

23 COMM. KARAZIM: A motion to approve it as  
24 described by Donovan.

25 MR. SMITH: HDC 19-33.



1 COMM. BURCH: Support.

2 COMM. KARAZIM: HDC 19-33.

3 CHAIR DAVID: Ken Burch supports.

4 Any further discussion?

5 All in favor?

6 COMMISSIONERS: Aye.

7 CHAIR DAVID: All opposed? Any abstentions  
8 and the reason why?

9 Okay. So you're off and running.

10 MR. SOMBERG: Cool.

11 CHAIR DAVID: Thank you very much.

12 MR. SOMBERG: Thank you.

13 COMM. KARAZIM: Kathie is on the way,  
14 Henk (jk.)

15 CHAIR DAVID: Okay. Now, Donovan, do you  
16 want to go back to the top or what?

17 MR. SMITH: Yes, we're going to go back to  
18 the top.

19 CHAIR DAVID: Okay. So we're at -- oh, we're  
20 at 344 West Iriquois. Have you --

21 Welcome back.

22 MS. TURNER: Hello.

23 CHAIR DAVID: And your name, again, just for  
24 the record.

25 MS. TURNER: Shanti Turner.

1 CHAIR DAVID: And you know all your friends  
2 around the table?

3 MS. TURNER: Uh-huh.

4 CHAIR DAVID: Okay. So --

5 MR. SMITH: And I would also like to welcome  
6 Kathie.

7 CHAIR DAVID: I'm sorry?

8 Oh, yes, Kathie. Sure, sure, welcome Kathie.

9 COMM. KARAZIM: She's on her way (jk).

10 CHAIR DAVID: Yeah, she's on her way. So,  
11 Donovan, what do we need to know since the last time we  
12 discussed this?

13 MR. SMITH: So, since the last meeting, the  
14 decision that was made from that meeting was that the  
15 Applicant would need to come back and submit details  
16 that show how the deck is being constructed that  
17 complies with -- that was brought back to the house  
18 and, ultimately, minimized in size.

19 So what the Applicant has submitted to us is  
20 a revised drawing of just that. The deck is reduced to  
21 the width of the home -- or the side of the home. So  
22 it does not extend past the side face. She is  
23 proposing to reduce the height of the fence from the  
24 six-plus that it currently is, reducing it down to the  
25 permitted four-foot fence, four-foot privacy fence.

1                   Included on the second page is a side view  
2                   that does show the overall height of the deck and its  
3                   railings. So what will happen, if it is approved at  
4                   this Board, is she will submit these plans to the  
5                   Building Department. And then the Building Department  
6                   will make the determination if the plans comply with  
7                   their requirements.

8                   COMM. BURCH: Donovan, you said the side  
9                   view. That's the top left?

10                  MR. SMITH: The side is -- yes.

11                  COMM. BURCH: Okay.

12                  MR. SMITH: Yes.

13                  CHAIR DAVID: And your recommendation, as the  
14                  Department, is what?

15                  MR. SMITH: Approval as presented.

16                  CHAIR DAVID: Is approval as presented.  
17                  Okay. So we know the discussion. Is there anything  
18                  you need to know from the last time and what they've  
19                  done?

20                  So thank you very much for making this  
21                  presentation.

22                  MS. TURNER: You're welcome.

23                  CHAIR DAVID: And you hear the Department is  
24                  recommending to this Commission that it be approved as  
25                  submitted?

1 MS. TURNER: Okay.

2 CHAIR DAVID: But you have a responsibility  
3 to do what next?

4 MR. SMITH: Submit for a building permit to  
5 the Building Department.

6 CHAIR DAVID: A building permit to the  
7 Building Department.

8 So, if I might, again, I'd entertain a motion  
9 to -- to accept the motion is as read by Donovan.

10 COMM. BURCH: I'll make a motion to approve  
11 as presented by Donovan.

12 CHAIR DAVID: Is there support for --

13 COMM. KARAZIM: Second.

14 CHAIR DAVID: And Robert seconded it. Is  
15 there any further discussion on this?

16 MS. TURNER: I just have a quick question.  
17 You said submit a building permit. So like --

18 COMM. KARAZIM: They want you -- that plan  
19 that you gave us.

20 MS. TURNER: Like just submit this drawing?

21 COMM. KARAZIM: Yeah.

22 MS. TURNER: Or, like, do I have to pay the  
23 fee and everything again.

24 MR. SMITH: Yeah. No, you won't have to pay  
25 it again. So, if you did a building permit before, we

1           would include it with that one. So we might make it  
2           the revised building permit.

3                     MS. TURNER: Okay.

4                     MR. SMITH: But we can follow up tomorrow.

5                     MS. TURNER: Okay.

6                     MR. SMITH: And I'll let you know. Because  
7           I'm just not looking at the system right now.

8                     MS. TURNER: Okay. Would that be, like, a  
9           time frame or whatnot because now with the snow --

10                    MR. SMITH: It's winter.

11                    MS. TURNER: Yeah.

12                    MR. SMITH: So it's a six-month permit. But  
13           then, when you come back, if it's not done in six  
14           months, we can give you an extension.

15                    MS. TURNER: Okay.

16                    COMM. KARAZIM: Thank you.

17                    MS. TURNER: All right. Thank you.

18                    CHAIR DAVID: Okay. So did we vote?

19                    COMM. BURCH: No, we didn't vote.

20                    MR. SMITH: We did not vote yet.

21                    CHAIR DAVID: So all in favor of the motion?

22                    COMMISSIONERS: Aye.

23                    CHAIR DAVID: Opposed?

24                    Any abstentions and the reason why?

25                    MR. SMITH: So moved.

1 CHAIR DAVID: So moved. Thank you very much.

2 MS. TURNER: Thank you.

3 MR. SMITH: Thank you, Shanti.

4 MS. TURNER: You guys have a good day.

5 CHAIR DAVID: Okay. Next is 358 West

6 Iroquois, the new garage construction. Are the --

7 whoever's doing that, are you here?

8 MR. ZADAFSHAR: I'm here.

9 CHAIR DAVID: Can you come up to the table,  
10 please.

11 MR. ZADAFSHAR: Sure.

12 CHAIR DAVID: Or pull a chair up or whatever.

13 MR. SMITH: There's a seat over here, too.

14 Give me one second, everybody.

15 COMM. KARAZIM: We've seen you here before,  
16 haven't we?

17 MR. ZADAFSHAR: No.

18 COMM. KARAZIM: Okay.

19 MR. ZADAFSHAR: First time here.

20 CHAIR DAVID: So you heard what happens is  
21 that Donovan will make a presentation and a  
22 recommendation of the Department, then you have the  
23 opportunity to make any comments about it.

24 MR. ZADAFSHAR: Okay.

25 CHAIR DAVID: And we react to it.

1 MR. ZADAFSHAR: All right.

2 CHAIR DAVID: So, Donovan, go ahead.

3 MR. SMITH: All right. So the case we have  
4 now is HDC 19-32. And this is for 358 West Iroquois.  
5 The Applicant, sometime early, I would say, August,  
6 demolished the existing garage at 358 West Iroquois --

7 COMM. BURCH: This was the existing.

8 MR. SMITH: That was the existing garage,  
9 yes.

10 -- in plight that it was falling apart and  
11 that it needs to come down. He did demolish the garage  
12 without a permit. However, he has made application,  
13 since then, to build a new garage in its place.

14 So what you have here is the other image that  
15 shows as it is right now. So, because it's a historic  
16 district and we're building new accessory structures  
17 that are street-facing on his side yard, we need  
18 approval.

19 In your packets are the plans he wishes to  
20 submit to the Building Department that outline how he  
21 wishes to construct it. As submitted, it does comply  
22 with all setback size and Zoning Ordinance  
23 requirements.

24 So it is up to this Board to either approve  
25 the construction of the garage or to deny the

1 construction of the garage.

2 CHAIR DAVID: And your recommendation is?

3 MR. SMITH: Our recommendation is for  
4 approval of the new construction of the garage as  
5 presented.

6 CHAIR DAVID: Okay. Because it fits all of  
7 the --

8 MR. SMITH: Zoning Ordinance and Historic  
9 District requirements.

10 CHAIR DAVID: Any questions for Donovan,  
11 first, before we move on?

12 COMM. BURCH: And it falls in line with the  
13 house, with the home.

14 COMM. HENK: Well, what is it going to look  
15 like?

16 MR. SMITH: So it should be --

17 COMM. HENK: Is this it?

18 Oh, this is it here?

19 MR. SMITH: Yes.

20 COMM. HENK: Is that glass block?

21 MR. SMITH: No, that's the garage door and  
22 the side door.

23 COMM. KARAZIM: Kathie?

24 COMM. HENK: One more page.

25 COMM. BURCH: What's the house look like?



1                   MR. SMITH: There are no pictures of the  
2 house. Might be my mistake of not including the house  
3 in it.

4                   CHAIR DAVID: When was the house built?

5                   MR. ZADAFSHAR: I'm not sure when it was  
6 built but it's like around 1960s that it was built.

7                   CHAIR DAVID: 1960?

8                   MR. ZADAFSHAR: Yeah.

9                   CHAIR DAVID: So is that -- in the Historic  
10 District, is that another house that would be  
11 considered noncontributing?

12                  MR. SMITH: Let's see.

13                  CHAIR DAVID: It doesn't say anything bad  
14 about your home.

15                  MR. ZADAFSHAR: No, no, that's fine.

16                  CHAIR DAVID: It's just the rules.

17                  MR. ZADAFSHAR: It's just the garage, the  
18 garage was falling apart and it was unsafe to keep it.

19                  MR. SMITH: This is actually across the  
20 street.

21                  MR. ZADAFSHAR: This is going to be exactly  
22 the same garage, just --

23                  CHAIR DAVID: Oh, it's right there.

24                  MR. SMITH: Is that stucco on the outside of  
25 the home?

1                   MR. ZADAFSHAR: The outside of the house is a  
2                   stucco, yes.

3                   MR. SMITH: It's a white stucco, correct?

4                   MR. ZADAFSHAR: I'm sorry?

5                   MR. SMITH: A white stucco.

6                   COMM. KARAZIM: Yes.

7                   MR. ZADAFSHAR: Yes.

8                   MR. SMITH: All the way around?

9                   MR. ZADAFSHAR: All the way around.

10                  MR. SMITH: Would the garage also be white?

11                  MR. ZADAFSHAR: The garage would be white but  
12                  it would be the same as it was before. It wouldn't be  
13                  stucco.

14                  MR. SMITH: It was stucco?

15                  MR. ZADAFSHAR: It was not stucco.

16                  MR. SMITH: It was not stucco?

17                  MR. ZADAFSHAR: No.

18                  COMM. KARAZIM: This house?

19                  MR. ZADAFSHAR: Neither one of them. That  
20                  one right there.

21                  COMM. BURCH: Is this the original garage or  
22                  was this built later?

23                  MR. SMITH: I don't know if that was the  
24                  original garage.

25                  MR. ZADAFSHAR: It was built later.

1                   MR. SMITH: It was built later.

2                   COMM. HENK: So are you going to do it white  
3                   and the same color roof?

4                   MR. ZADAFSHAR: The same color roof as the  
5                   house but it would be white.

6                   COMM. HENK: A white building and the same  
7                   colored roof?

8                   MR. ZADAFSHAR: Yes.

9                   COMM. KARAZIM: Do you have a picture -- do  
10                  you have a picture of the original garage?

11                  Did it have the same hip on it as the main  
12                  roof?

13                  MR. SMITH: This wasn't the original. This  
14                  was a rebuilt after the fact. But that is what is --

15                  COMM. KARAZIM: Because the house has the  
16                  hips.

17                  MR. SMITH: And I believe the hip was not in  
18                  their submitted plans.

19                  COMM. KARAZIM: Yeah.

20                  CHAIR DAVID: So, team, any thoughts on the  
21                  recommendation that Donovan is bringing forward?

22                  COMM. KARAZIM: I -- I'd like to ask a couple  
23                  questions.

24                  MR. ZADAFSHAR: Sure.

25                  COMM. KARAZIM: Why -- could we get you to

1 match the house? Because that's what the original  
2 would have been.

3 MR. ZADAFSHAR: I wouldn't do that because  
4 stucco is not good for this environment.

5 COMM. KARAZIM: We're talking about the roof.

6 MR. ZADAFSHAR: Oh, you mean the pitch on the  
7 roof?

8 MR. SMITH: Yeah, the hip.

9 MR. ZADAFSHAR: The pitch on the roof, I  
10 could do that. Match the house or match what it was  
11 before?

12 COMM. KARAZIM: Well, since you tore it down,  
13 you have to match the house.

14 MR. ZADAFSHAR: I don't know how the house  
15 going to look like. Is it -- if it's feasible or not,  
16 I'm not sure.

17 COMM. KARAZIM: Could I borrow your pen?

18 MR. ZADAFSHAR: Can I --

19 COMM. KARAZIM: The house has a roof that  
20 looks like this.

21 MR. ZADAFSHAR: Oh, okay. I see what you're  
22 saying.

23 COMM. KARAZIM: See the pan on the side?

24 MR. ZADAFSHAR: Yeah.

25 COMM. KARAZIM: And see the pan on your front

1 porch?

2 MR. ZADAFSHAR: Yes.

3 COMM. KARAZIM: So your garage would have the  
4 same thing.

5 MR. ZADAFSHAR: I wouldn't think I would do  
6 that.

7 COMM. KARAZIM: You would?

8 MR. ZADAFSHAR: No, I would not. It's -- I'd  
9 rather not have a garage done, making it really fancy  
10 like that. It's pretty hard to build that.

11 COMM. KARAZIM: It's just trusses. It's  
12 nothing different.

13 MR. ZADAFSHAR: Unfortunately, it's all cost  
14 on everything.

15 MR. SMITH: Where are you getting the garage  
16 from?

17 MR. ZADAFSHAR: Menards.

18 MR. SMITH: Menards?

19 MR. ZADAFSHAR: Yes.

20 MR. SMITH: You're doing a prefab?

21 MR. ZADAFSHAR: Yes.

22 COMM. KARAZIM: What do you want to do, guys?

23 COMM. HENK: Do we just approve it?

24 CHAIR DAVID: So the issue is -- what do you  
25 see the issue being, Robert?

1                   COMM. KARAZIM: Technically, he's supposed to  
2                   build it the way it should have been, and then the  
3                   house and garage would have matched. It wouldn't have  
4                   been, you know, apples and oranges.

5                   MR. SMITH: The challenge would be, without  
6                   pictorial reference, you necessarily can't hold him to  
7                   building it exactly that way because we don't exactly  
8                   know if it was constructed in that fashion.

9                   And, seeing how this is a noncontributing  
10                  garage, it was built after the original garage was  
11                  constructed, this being the third iteration of it, we  
12                  can't force him to go back to what we assume is the  
13                  correct historic style of the accessory structure.

14                 COMM. BURCH: I'm also looking at an aerial  
15                 view of the house and it looks like you can't really  
16                 put the garage with the house. You know what I mean?  
17                 It's like the garage is on the side street.

18                 MR. ZADAFSHAR: It is on the side of the  
19                 street, yes.

20                 COMM. HENK: So what -- when you see this  
21                 garage, are you seeing it from here; where are you  
22                 seeing it from?

23                 MR. ZADAFSHAR: The -- from at that street  
24                 right there.

25                 COMM. HENK: This street?

1 MR. ZADAFSHAR: No.

2 COMM. HENK: This street?

3 MR. ZADAFSHAR: There is a street over here.

4 COMM. HENK: Okay.

5 MR. ZADAFSHAR: And that's the front of the

6 house.

7 COMM. HENK: This is Iriquois here.

8 MR. ZADAFSHAR: That's Iriquois.

9 COMM. HENK: So you're on the corner?

10 MR. ZADAFSHAR: Yes.

11 MR. SMITH: So it's on the side street.

12 COMM. HENK: And is the driveway on the side?

13 MR. SMITH: Yes.

14 COMM. HENK: Okay. And the pitch is this

15 way.

16 MR. ZADAFSHAR: Pitches would be exactly the

17 same as --

18 COMM. HENK: So that's the front.

19 MR. SMITH: Correct.

20 COMM. HENK: So you're really not seeing -- I

21 hear what you're saying.

22 MR. SMITH: What you see from the street.

23 COMM. KARAZIM: I don't care. That's the

24 rules. You know, let's make this --

25 CHAIR DAVID: So I would entertain a motion.

1           You heard the recommendation. You heard the  
2           discussion. Is there -- I would entertain a motion.

3                   COMM. KARAZIM: I'll -- I'll put in a motion.  
4           Let's approve as designed except for I want you to  
5           match the roof pitch.

6                   MR. ZADAFSHAR: Similar to the -- the house?

7                   COMM. KARAZIM: The pitch of the roof.

8                   MR. ZADAFSHAR: Okay. Pitch of the roof to  
9           be higher than what's --

10                  COMM. KARAZIM: Whatever the house is, the  
11           garage is.

12                  MR. SMITH: The design of the pitch of the  
13           roof, he's asking that it match.

14                  MR. ZADAFSHAR: Match the design of the  
15           house?

16                  COMM. KARAZIM: See this pitch right here?

17                  MR. ZADAFSHAR: Yeah.

18                  MR. SMITH: Whatever your house pitch is.

19                  COMM. BURCH: So is pitch is not that high?

20                  MR. ZADAFSHAR: It's not high. It's almost  
21           the same.

22                  COMM. KARAZIM: Whatever the house is.

23                  MR. ZADAFSHAR: Yeah, it's almost the same.

24           It's four -- do I have that? I don't have that in  
25           front of me. It's actually --



1 MR. SMITH: Your pitch is a --

2 MR. ZADAFSHAR: It should be on the second or  
3 third page of that.

4 MR. SMITH: One-and-a-half by four-inch  
5 pitch?

6 COMM. KARAZIM: A 4/12; is that what you're  
7 telling me?

8 MR. ZADAFSHAR: 4/12 makes sense.

9 MR. SMITH: 4/12?

10 MR. ZADAFSHAR: Yes.

11 COMM. HENK: Gable roof 6/12 pitch, it says  
12 right here.

13 CHAIR DAVID: Are you saying Menards has --  
14 has different --

15 MR. ZADAFSHAR: No, it's -- it is what comes,  
16 the way it comes, yeah, with the pitch and everything.

17 CHAIR DAVID: Yeah.

18 MR. SMITH: Are you asking that the hit  
19 matches or the pitch matches?

20 COMM. KARAZIM: Just the pitch.

21 MR. SMITH: Just the pitch.

22 COMM. KARAZIM: Yeah.

23 MR. SMITH: Okay.

24 MR. ZADAFSHAR: It is pretty much similar.  
25 If you were to look at the -- what the picture of the

1 roof is.

2 MR. SMITH: Well --

3 MR. ZADAFSHAR: From the existing house. It  
4 cannot be exactly the same but it is very similar.

5 CHAIR DAVID: "Similar" meaning?

6 MR. ZADAFSHAR: Similar means it could be  
7 like about maybe -- it's 6 by 12 right now, that is the  
8 proposal.

9 MS. HENK: 6/12, yeah.

10 CHAIR DAVID: 6/12. It could be like maybe 5  
11 or it could be 5 by 12 or something like that -- or  
12 5 1/2 a half by 12. That could --

13 MR. SMITH: But what we don't know --

14 MR. ZADAFSHAR: We are very close but we are  
15 not exact.

16 CHAIR DAVID: Yeah. Can you live with that,  
17 Robert?

18 MR. SMITH: What's your motion?

19 COMM. KARAZIM: Motion is match the pitch of  
20 the house. Accept it as-is but match the pitch of the  
21 house.

22 MR. SMITH: But we don't know the pitch of  
23 the house.

24 COMM. KARAZIM: Okay. Do you want to  
25 postpone it until next month?

1 MR. SMITH: I would rather not.

2 COMM. KARAZIM: Then what do you want to do?

3 MR. SMITH: Approve it as-is.

4 COMM. KARAZIM: No.

5 CHAIR DAVID: Well, we can vote on the motion  
6 and we can vote it down or up. So you heard the  
7 discussion. So was there a second is to his motion?

8 No. So, if we don't hear a second, it would  
9 die. Am I correct on that?

10 MR. SMITH: Yeah.

11 CHAIR DAVID: Okay. Do I hear a second?  
12 Okay. Thank you. Is there -- I would entertain a  
13 motion, then, to react to Donovan's proposal.

14 MR. ZADAFSHAR: Okay. Thank you.

15 COMM. HENK: I think -- well, we didn't make  
16 a motion.

17 MR. ZADAFSHAR: Oh, sorry.

18 COMM. HENK: I'll make a motion that we  
19 should approve because we don't have a picture of what  
20 it looked like before and we don't know what the pitch  
21 of the roof is now. If it's only a half pitch off, I  
22 mean, is it going to make that big of a difference if  
23 it's on the backside of the house?

24 COMM. KARAZIM: Faces the street.

25 COMM. HENK: Well, that's true. But the

1 house face this way. So you have your pitch this way.  
2 And the garage faces this way, so your pitch is this  
3 way.

4 CHAIR DAVID: So --

5 COMM. HENK: I don't know.

6 CHAIR DAVID: Did you make a motion?

7 COMM. HENK: I'll make a motion we approve.

8 CHAIR DAVID: Okay. Is there support of that  
9 motion?

10 COMM. PORTER: I'll support.

11 CHAIR DAVID: Linda supported. Any further  
12 discussion on the motion, as presented by Kathie?

13 COMM. BURCH: She wants us to approve it, is  
14 it?

15 CHAIR DAVID: Yeah.

16 COMM. BURCH: Okay.

17 CHAIR DAVID: Any further discussion?

18 COMM. BURCH: I have one question.

19 CHAIR DAVID: Yes.

20 COMM. BURCH: Is there anything in regards to  
21 the garage that makes it similar to the house?

22 COMM. HENK: The color and the roof.

23 MR. ZADAFSHAR: The color of the roof, yes  
24 and the --

25 COMM. HENK: The white garage and the roof is

1 the same color.

2 COMM. BURCH: What about any of the  
3 architectural features?

4 MR. ZADAFSHAR: There are no architectural  
5 features. It's just a simple garage with a white door  
6 and --

7 CHAIR DAVID: Well, okay. Are we -- are we  
8 ready for -- so all in favor, indicate by saying "aye".

9 COMMISSIONERS: Aye.

10 MR. SMITH: I think we should do a roll call.

11 CHAIR DAVID: Roll call. Do a roll call,  
12 then.

13 MR. SMITH: Rick David?

14 CHAIR DAVID: Aye.

15 MR. SMITH: Robert Karazim?

16 COMM. KARAZIM: No.

17 MR. SMITH: Ken Burch?

18 COMM. BURCH: No.

19 MR. SMITH: Kathie Henk?

20 COMM. HENK: Yes.

21 MR. SMITH: Linda Porter?

22 COMM. PORTER: Yes.

23 MR. SMITH: Passes. All right.

24 Congratulations.

25 MR. ZADAFSHAR: All right. Thank you.

1                   CHAIR DAVID: Next is 94 North Glenwood. Is  
2                   that the next one?

3                   MR. SMITH: Yes. 94 North Glenwood.

4                   CHAIR DAVID: Okay. You're here?

5                   MR. WILLIAMS: Yes, sir. And I just wanted  
6                   to make a correction. For the door replacement, it was  
7                   just actually that front picture window replacement, no  
8                   door replacement. I just wanted to make that  
9                   correction, please. Thank you.

10                  COMM. HENK: Are you going to replace the  
11                  door at some point?

12                  MR. WILLIAMS: No, ma'am. No, no, no.

13                  COMM. HENK: I was going to say, you could  
14                  leave it.

15                  COMM. KARAZIM: So the house is contributing  
16                  and it is not 1960s.

17                  MR. SMITH: Oh. The one we just did?

18                  COMM. KARAZIM: Yeah.

19                  COMM. BURCH: Was it more like the '20s?

20                  MR. SMITH: I didn't say the house wasn't. I  
21                  said the garage. This iteration of the garage was not.

22                  COMM. KARAZIM: That was a mistake. That was  
23                  a mistake.

24                  MS. HENK: Whatever. If the original garage  
25                  had been -- if he had torn --

1                   COMM. KARAZIM: It's up to him to prove what  
2                   the original garage was or wasn't. He tore it down  
3                   without a permit. It's up to him to provide the  
4                   information, not for us to decide whether it was or  
5                   wasn't.

6                   COMM. KARAZIM: He didn't tear the original  
7                   garage down.

8                   COMM. HENK: Right. He didn't tear the  
9                   original garage down.

10                  COMM. KARAZIM: It doesn't matter. The last  
11                  person just sat here. They tore the deck off. But, if  
12                  they left it on, they could have just rebuilt it. But,  
13                  no, we made them tear the whole thing down and rebuild  
14                  the whole thing because it didn't conform. And now we  
15                  just said okay, we don't care.

16                  MS. HENK: No.

17                  COMM. KARAZIM: We just did this. We just  
18                  did this.

19                  COMM. HENK: If it had been the original  
20                  garage, we would have just did this. But it wasn't the  
21                  original garage.

22                  COMM. KARAZIM: It doesn't matter. The  
23                  original garage would have been under rebuild or  
24                  replace but they removed it.

25                  MR. SMITH: They didn't remove the original

1 garage.

2 COMM. HENK: No, he removed the second  
3 generation garage.

4 MR. SMITH: He removed the second garage.

5 COMM. KARAZIM: It doesn't matter. If he had  
6 left it, then that would have been a rebuild and we  
7 could have rebuilt it the same way.

8 MR. SMITH: I'm not seeing it that way.

9 COMM. KARAZIM: I know you're not. But we  
10 just did that with the deck right here. They did --  
11 they re -- they didn't rebuild the deck, they tore it  
12 off.

13 MR. SMITH: Correct.

14 COMM. KARAZIM: And made it different, we  
15 said no.

16 MR. SMITH: But they constructed it --

17 COMM. KARAZIM: But, if they had left it  
18 there, they could have rebuilt it.

19 COMM. BURCH: Well, one thing, we had this  
20 in-service recently. And the lady that came down,  
21 didn't she say something to the effect of if you're  
22 going to build a structure and it's not attached to the  
23 house, that you don't want to have it to, basically,  
24 fool the public, like it was built.

25 MR. SMITH: A historic structure. Because it



1 misleads the historic homes.

2 COMM. BURCH: Exactly. Because, as years go  
3 on, people may think it's historic and it is not.

4 MR. SMITH: Correct. So, if we would have  
5 asked that it be wrapped in stucco and --

6 COMM. BURCH: Right.

7 MR. SMITH: -- you know, required that it  
8 matches the exact home, that would tell a misleading  
9 story --

10 COMM. BURCH: Right.

11 MR. SMITH: -- in how that garage got there.

12 COMM. BURCH: Right.

13 MR. SMITH: So that was one of the reasons  
14 why we wouldn't say you have to make it look historic.

15 COMM. BURCH: Right.

16 MR. SMITH: Because it is not historic.

17 COMM. BURCH: Because it's a separate  
18 structure.

19 MR. SMITH: Yes.

20 CHAIR DAVID: Then I think we've had a good  
21 discussion so we'll move on to. Okay. And so,  
22 Donovan, if you would go through your information?

23 MR. SMITH: HDC 19-34. So you do have the  
24 image in front of you, the Applicant is here. He  
25 wishes to replace two windows -- correct me if I'm

1           wrong.

2                   MR. WILLIAMS:  So you said the one that we  
3           needed to worry about was the one that was on the  
4           front.

5                   MR. SMITH:  Yes.

6                   MR. WILLIAMS:  Facing the street.  So that  
7           would be that picture window that you guys have right  
8           there.

9                   MR. SMITH:  To the left of the front door?

10                  MR. WILLIAMS:  Correct.  Exactly, yes.

11                  MR. SMITH:  Then you have the glass block  
12       window on the side, correct?

13                  MR. WILLIAMS:  That's in the rear side street  
14       of the home, which is on that side street there right  
15       off of Glenwood.

16                  MR. SMITH:  Now, the glass block was to be  
17       replaced with another glass block?

18                  MR. WILLIAMS:  Correct, absolutely.

19                  MR. SMITH:  So that would be a like-for-like,  
20       which we would permit.

21                  MR. WILLIAMS:  Okay.

22                  MR. SMITH:  And then on the front of the  
23       home, he wants to replace the double hung --

24                  MR. WILLIAMS:  Well, actually, I'm sorry.  
25       It's a quarter half quarter slider that's on the front.

1 MR. SMITH: Correct.

2 MR. WILLIAMS: That's right there. And  
3 that's what they had. That's the older vinyl window  
4 that they had. So what we basically wanted to do, you  
5 know, apples-for-apples.

6 MR. SMITH: And you're saying it is vinyl --

7 MR. WILLIAMS: Yes, it is, correct. And I  
8 did an up-close where you guys could get a better --

9 MR. SMITH: Here's some more pictures.

10 CHAIR DAVID: Where is this in, what --  
11 where?

12 MR. SMITH: It's on the fringe of GM Modern  
13 Housing.

14 COMM. BURCH: By the gas station?

15 MR. SMITH: If you make a left at that gas  
16 station and you go up maybe two, three blocks.

17 COMM. BURCH: Stay to the right.

18 MR. WILLIAMS: Stay to the right, yes.

19 MR. SMITH: Yes. It's on the right.

20 MS. TURNER: And it's a corner house.

21 COMM. HENK: And it's in Modern Housing?

22 MR. SMITH: Our system says it's historic.

23 CHAIR DAVID: I don't know if it's a -- what  
24 do you hear him saying, Kathie? So I'm going down  
25 Perry.

1                   COMM. BURCH: Turn left at the gas station.

2                   MR. SMITH: At the gas station, make a left.

3                   CHAIR DAVID: At the gas station, towards  
4 Rundell or whatever?

5                   MR. SMITH: Yeah.

6                   CHAIR DAVID: The former police station,  
7 right?

8                   MR. SMITH: Yes. So past the police station  
9 and still on the right.

10                  CHAIR DAVID: Oh, okay. It's at the end of  
11 Oliver-ish Place.

12                  MR. SMITH: It's at the edge.

13                  CHAIR DAVID: At the edge of it?

14                  MR. SMITH: Yes.

15                  CHAIR DAVID: That we walked around, I think,  
16 there, Robert, in that area, probably.

17                  Do you classify yourself in the Modern  
18 Historic District.

19                  MS. TURNER: Do -- I'm sorry. Do I classify?

20                  Well, so here's the thing. I'm with OnSite  
21 Solutions. So we're general contractors and we're  
22 doing the work on behalf of Venture. So they've been  
23 giving out the grants to homeowners in the Pontiac  
24 community. So we've been kind of coming in. And I  
25 work with Donovan and the Building Department, just to

1 pull permits. So this was kind of unknown to me, that  
2 this was in the historic district. So I'm just trying  
3 to --

4 CHAIR DAVID: Yeah, I hear you. Thank you.

5 COMM. BURCH: But you're asking to replace it  
6 with the same window?

7 MR. WILLIAMS: Yes, we'd like to --

8 MR. SMITH: Vinyl for vinyl?

9 MR. WILLIAMS: Yes.

10 MR. SMITH: Would you maintain the  
11 half-quarter pattern?

12 MR. WILLIAMS: Yes, absolutely. We're not  
13 changing anything. Exactly. Because we want to keep  
14 the same footprint.

15 CHAIR DAVID: And your recommendation,  
16 Donovan?

17 MR. SMITH: Approval of the vinyl window  
18 replacement. And he must maintain the quarter  
19 half-quarter configuration in the window.

20 CHAIR DAVID: Okay. And you've made  
21 additional comments. Is there anything else you'd like  
22 to mention before we have a discussion here?

23 MR. WILLIAMS: No.

24 COMM. HENK: Is there another window?

25 MR. WILLIAMS: That window isn't getting

1 replaced.

2 COMM. HENK: Oh.

3 MR. WILLIAMS: No, ma'am. No, that was  
4 just -- I took multiple shots, that's all.

5 COMM. HENK: Okay. So you're going to  
6 replace this one but not that one?

7 MR. WILLIAMS: Correct.

8 COMM. HENK: Are they both going to look the  
9 same when you replace them?

10 MR. WILLIAMS: Yes. Because she actually has  
11 the whole home is all vinyl windows, the whole home.

12 COMM. HENK: But, I mean, the pattern of  
13 this, this is the same as the pattern of this?

14 MR. WILLIAMS: These are all sliders. So  
15 this is actually a smaller window -- excuse me reach.  
16 But this is a smaller window than this one. Because  
17 this is that main picture window in the front. So this  
18 would be technically the largest window on the home.  
19 But they all are sliders. Let me be clear on that.  
20 And they all are vinyl, preexisting.

21 COMM. HENK: So they all have that half?

22 MR. WILLIAMS: They either have -- it's  
23 either a half, you know, half and half or, with this  
24 one in particular, it's a quarter half-quarter.

25 COMM. HENK: Got you.

1                   CHAIR DAVID: Okay. So you've heard  
2 Donovan's presentation and the comments from the  
3 construction area. I'd entertain a motion on this  
4 topic.

5                   COMM. PORTER: I move that we approve as  
6 Donovan suggested.

7                   CHAIR DAVID: Okay. Is there support for  
8 that motion?

9                   COMM. HENK: Okay support it. But I don't  
10 really feel like it should be here. That's just my own  
11 opinion.

12                  MR. SMITH: It was another one of those  
13 communication and reviews. So we would have approved  
14 it as is put. But, because it was vinyl currently,  
15 we're asking for approval. We're also letting you know  
16 we're doing vinyl-for-vinyl.

17                  COMM. HENK: Okay.

18                  MR. SMITH: Because we don't do many  
19 vinyl-for-vinyls. So, if I think it may cause an  
20 issue, I try to bring it to share.

21                  COMM. HENK: Okay.

22                  MR. SMITH: But we can make a motion to make  
23 the decision you want to make.

24                  CHAIR DAVID: So we have a motion to support  
25 the recommendation of the Planning Department.

1 MS. HENK: Support.

2 CHAIR DAVID: Any further discussion?

3 All in favor, indicate by saying "aye".

4 COMMISSIONERS: Aye.

5 CHAIR DAVID: Opposed?

6 Any abstentions and the reason why?

7 Okay.

8 COMM. HENK: Do you abstain, Robert?

9 COMM. KARAZIM: Yeah, I'm abstaining.

10 CHAIR DAVID: Okay. We're good.

11 MR. WILLIAMS: Okay. I appreciate your time,

12 everybody. Have a good evening.

13 CHAIR DAVID: Thanks a lot.

14 Linda, did you have a comment?

15 COMM. PORTER: Robert's abstaining. But why?

16 COMM. KARAZIM: We'll talk about it after the

17 meeting.

18 CHAIR DAVID: Okay. Next we have another

19 Modern Historic District home.

20 MR. PELEG: Hello.

21 CHAIR DAVID: Welcome.

22 MR. PELEG: Ady Peleg. Nice to meet

23 everybody.

24 CHAIR DAVID: Yeah, yeah, yeah. So this is

25 the -- oh, wow, this is going to take some work.



1 MR. SMITH: I'll take the images back.

2 CHAIR DAVID: How long have you had this  
3 home?

4 MR. PELEG: We've had this home since the  
5 land auction.

6 CHAIR DAVID: The what auction?

7 MR. PELEG: The land auction.

8 CHAIR DAVID: Here in August?

9 MR. PELEG: No, not August.

10 CHAIR DAVID: Or October?

11 MR. PELEG: The July land auction.

12 CHAIR DAVID: July, yeah.

13 MR. PELEG: July of last year.

14 CHAIR DAVID: Yeah. Okay.

15 MR. SMITH: All right.

16 CHAIR DAVID: Okay. And so let's hear the  
17 Planning Department's point of view.

18 MR. SMITH: All right. So case HDC 19-35,  
19 149 Oliver submitted by Ady Peleg. He is requesting to  
20 replace windows on the front side elevation and rear  
21 elevations. The windows on the rear, the side and, if  
22 you look at the image in front of you, the second floor  
23 on the front, were replaced without permits and are  
24 currently installed. So he is requesting to replace  
25 the front two windows on the first floor. However, I

1           am also adding that the windows that he illegally  
2           replaced on the second floor front facade be returned  
3           back to wood windows.

4                   COMM. BURCH:   So the entire front would be  
5           wood?

6                   MR. SMITH:   The entire front would be wood  
7           windows.   Even though he did replace the rear and sides  
8           prior to this approval they would be permitted, going  
9           from wood to vinyl.   So that is the review.   Our  
10          recommendation is for approval with the condition that  
11          the front windows be replaced with wood.

12                  CHAIR DAVID:   I didn't read the -- and it's  
13          supported by what area of the Department of Interior?  
14          Is there --

15                  MR. SMITH:   Yes.

16                  CHAIR DAVID:   Kindly go through that.

17                  MR. SMITH:   Yeah.

18                  COMM. HENK:   Donovan, is that the  
19          configuration of that original window, do we know?

20                  COMM. KARAZIM:   It would have been two  
21          singles.

22                  COMM. HENK:   Two singles this way.

23                  MR. PELEG:   And just to say that I -- when I  
24          did this, I wasn't aware that I had to get a permit.  
25          So --

1                   COMM. BURCH: So this is considered two  
2 singles, right?  
3                   COMM. HENK: No.  
4                   COMM. BURCH: It's not?  
5                   COMM. HENK: No. Two singles wouldn't open,  
6 right?  
7                   COMM. KARAZIM: They were double-hungs.  
8                   COMM. BURCH: Two double-hungs?  
9                   COMM. KARAZIM: Yeah.  
10                  COMM. HENK: Is that what that is?  
11                  COMM. KARAZIM: I can't tell.  
12                  MR. PELEG: Those are double-hungs.  
13                  COMM. HENK: So it would be the same look?  
14                  COMM. BURCH: Except would be wood. What  
15 about any panes?  
16                  COMM. KARAZIM: I don't know. You can pull  
17 it up on the -- pull it up and look down the street  
18 because this is a very typical --  
19                  MR. PELEG: Yeah. There's some other homes.  
20 And I have to tell you that the only reason I wasn't  
21 aware of this is because every home on that street has  
22 vinyl windows, just like the home that we're working  
23 on. So I would say that I was unaware. But, just  
24 meaning, clearly, I didn't realize it's the entirety of  
25 the keeping the historical.

1 MR. SMITH: I'm trying to find a similar one.

2 CHAIR DAVID: So you've heard the  
3 recommendation of the Planning Department. Is there --  
4 I'd entertain a motion to react to that motion -- to  
5 his recommendation.

6 MR. SMITH: That looks like almost the exact  
7 same.

8 COMM. KARAZIM: Yeah, I can't tell, though,  
9 about the windows.

10 MR. PELEG: Yeah, they're the same.

11 COMM. KARAZIM: I know some of them, the tops  
12 were divided.

13 MR. SMITH: See if you can find another one.

14 COMM. HENK: Did you pull the original window  
15 out?

16 Do you still have it?

17 MR. PELEG: I believe everything was trashed.  
18 I'd be glad to bring it back to the condition that it  
19 was. It's not a problem.

20 COMM. KARAZIM: Oh, cool.

21 CHAIR DAVID: You heard the comments, then?

22 COMM. KARAZIM: Was the top divided or was it  
23 plain?

24 Did it have bars in the window or did it --

25 MR. PELEG: No, it did not have bars.

1                   COMM. KARAZIM: Just a big open glass?

2                   MR. PELEG: It was actually very similar to  
3 the porch windows.

4                   MR. SMITH: I'm able to go back and get two,  
5 three years back, a photo of the front of that home and  
6 then he would have to match those windows.

7                   MR. PELEG: Yeah, that's fine. I'd be glad  
8 to.

9                   CHAIR DAVID: Okay.

10                  MR. SMITH: So I'll just reiterate the  
11 recommendation.

12                  CHAIR DAVID: Yes, please.

13                  MR. SMITH: The recommendation is for  
14 approval of replacement of rear and side vinyl windows.  
15 The windows in the front elevation must maintain the  
16 existing grid pattern and wood materials.

17                  COMM. HENK: Of the original in this case?

18                  MR. SMITH: Of the original, yes.

19                  MR. PELEG: Yes. And then we'd have six  
20 months as well to --

21                  MR. SMITH: Actually, that's the Building  
22 Department. That's separate from this.

23                  CHAIR DAVID: Okay. I'd entertain a  
24 motion --

25                  COMM. HENK: That --

1 CHAIR DAVID: -- to accept it as offered by  
2 the Planning Department.

3 COMM. HENK: Yes.

4 CHAIR DAVID: Is there support for -- is  
5 there support for that motion?

6 COMM. PORTER: I can.

7 CHAIR DAVID: Linda. Okay. Is there any  
8 further discussion on the motion?

9 Okay. All in favor, say "aye".

10 COMMISSIONERS: Aye.

11 CHAIR DAVID: Opposed, say "nay".

12 Any abstentions and the reason why?

13 MR. SMITH: Okay. Thank you.

14 MR. PELEG: Thank you very much, everyone.  
15 Have a good evening.

16 COMM. HENK: Thank you. Are you going to  
17 replace that door?

18 MR. PELEG: The door?

19 COMM. HENK: Yeah.

20 MR. SMITH: The front door?

21 COMM. HENK: I'm just thinking, if he's here.

22 COMM. KARAZIM: Well, that's supposed to be a  
23 porch.

24 COMM. HENK: What was it, a screened --

25 COMM. KARAZIM: A screened-in porch.

1           Actually, it wasn't even screened in.

2                       MR. PELEG: We purchased the home this way.

3                       CHAIR DAVID: Any plans for the home?

4                       MR. PELEG: Yes, plans are to bring it back.

5           It will be to be painted in the springtime. I mean,  
6           the facade you're seeing, you know, you have a lot of  
7           the peeling paint. But just -- just bring it back to  
8           good condition.

9                       COMM. KARAZIM: Here's the issue she's  
10          talking about.

11                      MR. PELEG: Yes.

12                      COMM. KARAZIM: This is an open porch.

13                      MR. PELEG: Yes.

14                      COMM. KARAZIM: Somebody closed it. Are you  
15          going to replace that door?

16                      MR. PELEG: If -- if we need to. If -- I  
17          just think, again, I'll take any suggestions.

18                      MR. SMITH: Oh, I see what you're saying,  
19          yeah.

20                      MR. PELEG: So you want to keep an open  
21          porch? Because there were windows here, so --

22                      COMM. KARAZIM: Right.

23                      MR. PELEG: Windows without a door is --

24                      COMM. HENK: I guess what I'm saying it  
25          should -- instead of being just a -- like don't come in

1           the house through the door, it should be something that  
2           looks more contributing to the house but --

3                     MR. PELEG: Or at least more fortified.

4                     COMM. HENK: Well, the style of it is more  
5           what -- because it would have been a wood door, right,  
6           with lights in the top?

7                     COMM. KARAZIM: There wouldn't have been a  
8           door.

9                     COMM. HENK: Oh, yeah, you're right.

10                    COMM. KARAZIM: It would have been an open  
11           porch.

12                    COMM. HENK: Right.

13                    MR. PELEG: But, anyways, to make the house  
14           habitable.

15                    CHAIR DAVID: And then are you going to be  
16           renting it; is that what you're doing?

17                    MR. PELEG: Yes.

18                    CHAIR DAVID: Do you have an idea of how --  
19           what that percentage of rental versus owned --  
20           owner-occupied happens to be in that area?

21                    MR. PELEG: I couldn't really tell you.

22                    CHAIR DAVID: Hmm?

23                    MR. PELEG: I would have no idea.

24                    CHAIR DAVID: You know there's a group that  
25           meets there monthly?



1                   MR. PELEG: Yes, yes. The gentleman who has  
2                   the garden across the street; he's part of that group.

3                   COMM. KARAZIM: Dayne, Dayne Thomas?

4                   MR. PELEG: Dayne Thomas, yes.

5                   CHAIR DAVID: So he's the champion of that  
6                   area.

7                   MR. PELEG: Yes.

8                   CHAIR DAVID: Okay. So --

9                   COMM. HENK: Just so you see what -- that's  
10                  what it looked like.

11                  MR. PELEG: Yes. Yes, I'm very aware of  
12                  that. You're talking about the windows or the porch?

13                  COMM. HENK: The porch.

14                  COMM. KARAZIM: The porch.

15                  MR. PELEG: Okay.

16                  MR. SMITH: So someone added that door.

17                  MR. PELEG: Right.

18                  MR. SMITH: And those window panes.

19                  MR. PELEG: Right.

20                  CHAIR DAVID: You bought it for taxes?

21                  MR. PELEG: Yes.

22                  CHAIR DAVID: They have a -- what is it, a  
23                  three-year taxes that hadn't been paid; is that the  
24                  rule?

25                  When does it go to auction?

1 MR. SMITH: After two years.

2 MR. PELEG: After two years, yes.

3 MR. SMITH: And it's on the third.

4 CHAIR DAVID: It's on the third.

5 MR. PELEG: Whose is this?

6 COMM. HENK: Donovan's. Sorry.

7 CHAIR DAVID: Thank you.

8 MR. PELEG: Very good. Have a good evening,  
9 everyone.

10 COMM. KARAZIM: Thank you.

11 MR. PELEG: Yes.

12 MR. SMITH: I'll take any pictures back you  
13 don't want.

14 CHAIR DAVID: Yeah, before -- we still have  
15 the 6.1 and 6.2 and then we have comments. So let's go  
16 to 6.1.

17 MR. SMITH: So 6.1 is only a communication.  
18 The Kevadiya Building. I do not know how to spell his  
19 name.

20 I can get it for you, though.

21 So you can have that. But he is working on  
22 renovating the 100 North Saginaw Building.

23 COMM. BURCH: Which building is that?

24 MR. SMITH: The big, long red brick. That  
25 building is downtown but it is not a historic building.

1                   COMM. HENK: Right.

2                   MR. SMITH: So he has made application to  
3 replace the windows. So we're just communicating with  
4 you, letting you know that that is happening but it is  
5 in the a Historic District building.

6                   COMM. HENK: So it was my understanding they  
7 were trying to get it placed in a historic so they  
8 could do tax credits; am I -- is that --

9                   COMM. KARAZIM: That would be Kyle, if Kyle's  
10 doing the work.

11                  COMM. HENK: If it's Kyle, right. No?

12                  MR. SMITH: That hasn't just been  
13 communicated to me, so I don't know. I don't know if  
14 that --

15                  COMM. KARAZIM: Here's the caveat. Let me  
16 tell you how Kyle works. He will get -- he will  
17 replace the windows and then he'll apply for historic  
18 designation.

19                  COMM. HENK: Because he wants to put vinyl  
20 windows in, right?

21                  MR. SMITH: Yeah.

22                  COMM. HENK: But the whole point of him  
23 pulling that facade off is to put it back the way it  
24 was. That's what he told everybody he was going to do.

25                  COMM. KARAZIM: So here -- here's where I'm

1           stuck again. And it could be nothing. But I'm  
2           getting -- I think we're getting played. And I'll tell  
3           you why. Because I talked to those people. On top  
4           they had all the festoons that somebody carved off and  
5           everything. And, suddenly, that subject disappeared.

6                     MR. SMITH: When was this?

7                     COMM. KARAZIM: Within the last three or four  
8           months.

9                     MR. SMITH: Really?

10                    COMM. KARAZIM: Yeah.

11                    COMM. HENK: Well, the festoons were taken  
12           off when they resurfaced the front.

13                    COMM. KARAZIM: Right.

14                    MS. HENK: But you can see where they were.

15                    MR. SMITH: Okay.

16                    COMM. KARAZIM: So what's happening is  
17           somebody is trying to rebuild it and then going for  
18           historic tax credits is what's happening here.

19                    MR. SMITH: Okay.

20                    COMM. KARAZIM: So that's the issue I want to  
21           deal with, not whether they put windows in or not.  
22           What it's going to come down to is beg for forgiveness.

23                    COMM. HENK: Yeah.

24                    COMM. KARAZIM: And I have an issue with  
25           that.

1 MR. SMITH: I do, too.

2 COMM. HENK: And I actually talked to Joe who  
3 is the construction manager for West. Because they  
4 stopped work. They demoed it completely and then they  
5 stopped work. And there's a mess over. So I called  
6 Joe and asked him what was going on. And he said  
7 there's an engineering problem and they had to have the  
8 engineers come in and work it out before they could  
9 start construction. I have a feeling it's the back  
10 wall, the brick's falling off.

11 MR. SMITH: On the back?

12 COMM. HENK: Yeah. But I don't know that for  
13 sure. He just said, once they get their engineering  
14 and get the problem fixed, then they can start. And  
15 somebody put a heating and cooling unit on the building  
16 yesterday or today.

17 MR. SMITH: Really?

18 COMM. HENK: Yeah. I'm just saying.  
19 Yesterday. I think it was yesterday.

20 CHAIR DAVID: On tax credit, where is it  
21 stated on a tax credit? I thought it was not.

22 COMM. KARAZIM: Well, there is.

23 CHAIR DAVID: They still exist, hmm?

24 MR. SMITH: Okay. I know this answer. Let's  
25 see.

1                   CHAIR DAVID: I thought there were some  
2                   changes during the last Governor's --

3                   MR. SMITH: There is a special situation  
4                   regarding historic tax credits and the exact details  
5                   are escaping me right now. There is something.

6                   CHAIR DAVID: Some changeover the last --

7                   COMM. KARAZIM: Well, it doesn't matter right  
8                   now. What -- I'd like to, again, just reiterate that  
9                   same point. Somehow, in the paperwork, it has to say,  
10                  if this goes into a historic designation, that facade  
11                  has to be replaced or those windows have to be replaced  
12                  and blah, blah, blah and blah, blah, blah. And I don't  
13                  know how to do that.

14                  COMM. HENK: Why can't -- if they're going to  
15                  re-do the windows, they have to do something with that  
16                  facade because it's a mess. Why can't they show us  
17                  what they're going to do?

18                  MR. SMITH: I believe I have plans.

19                  COMM. HENK: You do?

20                  MR. SMITH: If you guys have a second. Do  
21                  you want to hang around?

22                  COMM. KARAZIM: Yeah.

23                  MR. SMITH: I'll grab them.

24                  COMM. HENK: If it just said they want to  
25                  replace the windows --

1                   COMM. KARAZIM: Well, I want to talk about  
2                   that one house, that one thing, the garage. And here's  
3                   the deal: Based on the theory that the Board just  
4                   approved, I could go build one out of sticks and leaves  
5                   and balloons.

6 COMM. HENK: That's not apples-to-apples.

7 COMM. KARAZIM: It is, because we just  
8 approved something that doesn't have anything to do  
9 with anything.

10 COMM. HENK: Because he didn't tear down the  
11 original garage. If he had torn down the original  
12 garage, we would have had a foot to stand on. But he  
13 tore down a second-generation garage that wasn't  
14 contributing.

15 COMM. KARAZIM: Right.

16 COMM. HENK: That's why he made the --

17 COMM. KARAZIM: Without a permit.

18 COMM. HENK: Right.

19 COMM. KARAZIM: And he got caught.

20 COMM. HENK: Right.

21 COMM. KARAZIM: And now he wants to put a new  
22 one up. So we just said we don't care, put anything  
23 you want up because he just handed a Menards package  
24 number 46 B and he we said okay.

25 COMM. HENK: If -- I can see his point of

1 view, I can see your point of view. But, if that had  
2 been the original garage he tore down, then I would say  
3 yes. But was that the first, second garage, third  
4 garage? We don't even know that.

5 COMM. KARAZIM: We just told a person who  
6 tore down a porch that they can't build it the way they  
7 tore it down.

8 COMM. HENK: Tore down a porch?

9 COMM. KARAZIM: Yeah. The lady that was  
10 here. She was back four or five times. She tore down  
11 a porch and she wanted to build it a different way and  
12 we said no, she had to conform to current historic  
13 policies.

14 CHAIR DAVID: So --

15 COMM. PORTER: Yeah. But that's  
16 apples-to-oranges.

17 COMM. KARAZIM: Why isn't it  
18 apples-to-apples?

19 CHAIR DAVID: Ken Burch, what is your point  
20 of view in voting against the proposal?

21 COMM. BURCH: The reason why I voted against  
22 it was I pictured it as if it was your home or my home  
23 and if I wanted to build another garage on the  
24 property, I thought that I should make some effort to  
25 make it fit on the property.



1                   COMM. HENK: But then you just said --

2                   COMM. BURCH: I know; that's what I came back  
3                   with.

4                   COMM. HENK: Yeah.

5                   COMM. BURCH: So I don't know how close --  
6                   and that's why I voted no. Because I thought that you  
7                   should make some effort to make it conform, in some  
8                   form or fashion, to the historic district but not make  
9                   it look exactly like the house. But that was my --

10                  CHAIR DAVID: The pitch was going to be quite  
11                  close.

12                  COMM. KARAZIM: No, it wasn't. How do you  
13                  even know that? He said it was going to be quite  
14                  close. Honest, it's going to be right on the money.  
15                  Prove him wrong.

16                  CHAIR DAVID: Well, he made that statement  
17                  about a pitch being very close to the existing pitch.

18                  Linda, what was your point of view?

19                  COMM. PORTER: It was mainly because that  
20                  that was the second-generation garage and I don't know  
21                  what the original looked like.

22                  COMM. KARAZIM: Well, then it should have  
23                  been built like the second-generation garage and it  
24                  wasn't.

25                  COMM. HENK: It was pretty damn close.

1                   COMM. KARAZIM: No. The garage had a 10/12  
2                   pitch and this had a 6/12 pitch. There's a lot of  
3                   difference.

4                   COMM. HENK: Yeah but the house didn't have a  
5                   pitch.

6                   COMM. KARAZIM: Yeah, it did.

7                   MS. HENK: No, it doesn't.

8                   COMM. KARAZIM: You just cut off the ends.

9                   MS. HENK: The house comes up and is flat.

10                  COMM. KARAZIM: Right.

11                  COMM. HENK: The way it looks in the picture.

12                  MR. SMITH: It's not flat but it's got a hip.

13                  COMM. KARAZIM: Yeah, it's got a hip.

14                  COMM. BURCH: The reason why I voted no, I  
15                  thought it would be nice if he built the roof and had  
16                  somebody like Ron here or somebody like that to try to  
17                  make it somewhat conform to the original house, not  
18                  exactly. But make it look like, "Hey, I made an effort  
19                  to make it look like it's part of the Historic  
20                  District."

21                  COMM. KARAZIM: I agree.

22                  COMM. BURCH: That's why. But I'm kind of --  
23                  I'm not on a really good footing in regards to what the  
24                  lady that came to the in-service told us. Because she  
25                  said don't make it the same, exactly the same as the

1 house. Because you don't want to fool the public.

2 COMM. KARAZIM: She came and built a deck,  
3 right, without a permit; sound familiar? So far it's  
4 apples-to-apples.

5 COMM. BURCH: Right.

6 COMM. KARAZIM: She decided she's just going  
7 to do whatever she wants.

8 COMM. BURCH: Right.

9 COMM. KARAZIM: And the Historic District  
10 said no.

11 COMM. BURCH: Right.

12 COMM. KARAZIM: She says, "Well, that's what  
13 was there."

14 We said, "We don't care what was there."

15 MR. SMITH: Which was not. We checked.

16 COMM. PORTER: It wasn't.

17 MR. SMITH: I fact checked that the next day.  
18 So I went and looked up aerials on that property and I  
19 was able to go back and I found pictures of from that  
20 street. And I sent them to her and I said this home  
21 never had a deck at that came anywhere near past the  
22 side of the house. So, for her to demolish the  
23 existing deck that did not go past the home, then to,  
24 without permit, construct a deck that does go past the  
25 home, that is out of compliance because it affects the

1 visual esthetics of the Historic District home because  
2 it's also attached to the home.

3 COMM. KARAZIM: Well, we didn't get that  
4 information when we were making those decisions.

5 MR. SMITH: We did not have it at that time.

6 COMM. KARAZIM: Right.

7 MR. SMITH: Because she told us it was there  
8 before.

9 COMM. KARAZIM: Right.

10 MR. SMITH: And then the next day --

11 COMM. KARAZIM: Well, he told us the pitch is  
12 going to be the same.

13 MR. SMITH: That's different, though. That's  
14 totally different.

15 COMM. KARAZIM: It isn't totally different.  
16 The point is --

17 MR. SMITH: I will say this, though: If the  
18 deck was -- not the deck, if the garage was attached,  
19 meaning it was a part of the historic fabric of the  
20 existing home, I would have said yes. I probably would  
21 have made him wrap it in stucco and match the existing  
22 roof. So, but because it is detached, it is accessory.

23 CHAIR DAVID: Okay. But I --

24 MR. SMITH: That's my perception.

25 CHAIR DAVID: Good discussion. Okay. What

1 do you have for us?

2 MR. SMITH: Okay. So everyone gather around  
3 here. These are his elevations. Everybody want to  
4 come to this side.

5 COMM. HENK: Just keep it there. We'll come  
6 around.

7 MR. SMITH: Okay. So this is that elevation,  
8 two proposed front elevations. It looks like he does  
9 plan on pulling down that panel facade that's up now.

10 COMM. HENK: He's got it off already. That's  
11 all off.

12 MR. SMITH: That's gone now?

13 COMM. HENK: That's gone.

14 MR. SMITH: Okay. So he's returning these  
15 windows back.

16 COMM. BURCH: Okay.

17 COMM. HENK: The holes are there, blocked in.

18 MR. SMITH: Behind these panels?

19 COMM. HENK: Yeah, exactly.

20 COMM. BURCH: Got you.

21 COMM. HENK: But that's gone now. So you're  
22 just seeing the blocked-in hole.

23 COMM. KARAZIM: Is there a note on what that  
24 is?

25 MR. SMITH: I didn't see a window schedule in

1           here.

2                   COMM. KARAZIM: Not the window. This is

3           something above the window.

4                   COMM. PORTER: Yes, decorative.

5                   MR. SMITH: The decorative piece?

6                   COMM. KARAZIM: Yeah.

7                   COMM. PORTER: Yeah.

8                   MR. SMITH: It doesn't call it out.

9                   COMM. HENK: It says, "Stucco details",

10          what's that?

11                  MR. SMITH: Where is he putting stucco?

12                  COMM. HENK: I don't know. I have a feeling

13          they're going to pull that block off the back and

14          stucco it.

15                  MR. SMITH: What's over here?

16                  COMM. HENK: That's the rear. What does that

17          say? "Stucco". So you know what? They're not going

18          to stucco, they're going to put that crap up there.

19                  MR. SMITH: Dryvit?

20                  MR. SMITH: EIFS?

21                  MS. HENK: Dryvit.

22                  MR. SMITH: EIFS?

23                  MS. HENK: I'll bet you.

24                  MR. SMITH: I don't think Building would let

25          them.

1                   COMM. KARAZIM: I guess we don't have any say  
2           in --

3                   COMM. HENK: It might be in here. So they're  
4           putting a lot of windows in the back of that building.  
5           Wow. Is there any way -- I'll talk to Kyle about it.

6                   MR. SMITH: Maybe in architectural details.

7                   COMM. HENK: D1 and 2.

8                   MR. SMITH: Maybe. Interior walls. Let's  
9           see.

10                  MS. HENK: There is no D2.

11                  MR. SMITH: D2 is not.

12                  COMM. HENK: Oh, there. It's backwards.  
13           Well, that's just not the right detail.

14                  MR. SMITH: It doesn't have a schedule in  
15           here.

16                  COMM. KARAZIM: Yeah, there isn't a detail.  
17           I'd love to see detail on the front facade.

18                  COMM. HENK: Yes.

19                  COMM. KARAZIM: The front facade was done one  
20           way and they've got a drawing that looks the same but  
21           they didn't say what it is.

22                  COMM. HENK: But it's a fake drawing, like  
23           it's fake, over the --

24                  COMM. KARAZIM: So we don't know if that's  
25           what they're really going to do or not.

1                   COMM. HENK: They give you a little bit too  
2 much.

3                   MR. SMITH: Too much. They've give us an  
4 entirely different project.

5                   COMM. HENK: Yeah. Oh, here. It starts back  
6 up again. One page is not -- is some other project.

7                   MR. SMITH: It's a gas station in Warren.  
8 Not my Department.

9                   COMM. KARAZIM: Well, that's a long hose. So  
10 can you -- there's nothing we can do, right? We have  
11 to just sit here and watch them do it?

12                  MR. SMITH: I would say there is not much you  
13 can do. But, if you would like to make a --

14                  COMM. KARAZIM: You're the Planner.

15                  MR. SMITH: -- a recommendation, I could make  
16 sure it is noted and delivered to the property owner.

17                  COMM. KARAZIM: You mean like a motion?

18                  MR. SMITH: Yeah.

19                  COMM. KARAZIM: All right. I'm going to --  
20 let's do a motion. Everybody agree with doing a  
21 motion?

22                  MR. SMITH: I'm not sure how binding that  
23 would be.

24                  COMM. HENK: I have a couple more questions  
25 first.



1                   COMM. BURCH: Can we do a motion if it isn't  
2                   on the agenda?

3                   COMM. HENK: It is on the agenda.

4                   MR. SMITH: It is. It was a communication.

5                   COMM. HENK: It was a communication but what  
6                   are they replacing it with?

7                   MR. SMITH: Whatever the type of windows  
8                   they're going to actually put in.

9                   COMM. HENK: White vinyl windows?

10                  COMM. KARAZIM: They can't put vinyl on that  
11                  size of a window. It would have to be probably  
12                  aluminum.

13                  MR. SMITH: I think I did see aluminum in the  
14                  details.

15                  COMM. KARAZIM: Yeah, vinyl's for small  
16                  things.

17                  COMM. HENK: Right, aluminum frames.

18                  MR. SMITH: Yeah, windows, one-inch inflated  
19                  glass, set aluminum frames.

20                  COMM. HENK: Would they be silver, then?

21                  MR. SMITH: That, I don't know. They didn't  
22                  give us a detail.

23                  MS. HENK: Gypsum panels.

24                  MR. SMITH: C7.

25                  COMM. HENK: Here. That's the back. So they

1           are going to put that crap on there.

2                   COMM. KARAZIM: Gypsum isn't Dryvit, that's  
3           foam.

4                   COMM. HENK: That's what I'm saying.

5                   COMM. KARAZIM: Yeah. But this says gypsum.  
6           They make it like that stuff that you put in your  
7           shower before you tile it.

8                   COMM. HENK: Yes?

9                   COMM. KARAZIM: Like exterior gypsum. That's  
10          what it sounds like they're doing.

11                  COMM. HENK: Is it the stuff that's on the  
12          front of the Cunningham's building, that every time  
13          somebody walks by it, a piece of it comes off.

14                  MR. SMITH: That's probably EIFS.

15                  COMM. KARAZIM: Probably EIFS.

16                  MR. SMITH: Or Dryvit, one.

17                  COMM. KARAZIM: I'd sure like to see a detail  
18          on this.

19                  MS. HENK: Yeah, that would really be nice.

20                  COMM. BURCH: I'm not sure what we can do.  
21          Maybe we can -- I don't know, on a communication, if  
22          it's not up for review. Because isn't the public  
23          supposed to be on notice of what we're reviewing?  
24          Because this is communication, we're just talking.

25                  MR. SMITH: It's also not a historic

1 district.

2 COMM. BURCH: Okay.

3 MR. SMITH: So it's not like anything you say  
4 is binding because it's outside of the district. More  
5 so, you're asking me to share a communication to the  
6 owner.

7 COMM. BURCH: Got you.

8 COMM. KARAZIM: Are you okay with that?

9 COMM. BURCH: Oh, yeah. I was just curious.

10 COMM. KARAZIM: No, you're right on the  
11 money, there's not shit we can do. But what I would  
12 like to try is make them think that possibly we can.

13 COMM. HENK: Right.

14 MR. SMITH: What I can do --

15 COMM. KARAZIM: We have the Kenny Burch at  
16 our table. Remember that. The Kenny Burch.

17 MR. SMITH: So it may not be a motion, it  
18 just may be -- what would you like me to relate back to  
19 the developer?

20 COMM. KARAZIM: We want to see detail.

21 COMM. HENK: Yeah.

22 COMM. KARAZIM: Historic District wants to  
23 see detail. And that's going to tell them whether or  
24 not, if they say, "Yes", we know what they're doing.  
25 If they say, "No", we know what they're doing, right?

1                   COMM. HENK: When Frank bricked this building  
2                   to begin with years ago, 30 years ago, he bricked over  
3                   the south pier of my building. I'm missing a pier.  
4                   It's under their brick. I want it back.

5                   COMM. KARAZIM: You're talking about the  
6                   parapet wall?

7                   COMM. HENK. No. I have limestone pier on  
8                   10. It's got a pier and a pier. And that pier is  
9                   under his brick. I can see it. Because he started  
10                  pulling it off.

11                  COMM. KARAZIM: Oh, really?

12                  COMM. HENK: No, you could see it from a  
13                  sideways view. When he pulled some of the brick off,  
14                  it's under there. Because I always looked at that  
15                  building and said, "Where's my other pier?" It's  
16                  completely gone under his brick.

17                  COMM. KARAZIM: It was probably a Kyle  
18                  project and he got a tax credit for it.

19                  MR. SMITH: All right. And, then, so I got  
20                  everyone's comments.

21                  COMM. KARAZIM: You didn't put that down, did  
22                  you?

23                  MR. SMITH: And then, last, the last item on  
24                  this agenda, the very last page in your packet is the  
25                  proposed 2020 meeting schedule.

1                   COMM. PORTER: It says "2019".

2                   MR. SMITH: Does it say "2019"?

3                   Do they all say "2019"?

4                   COMMISSIONERS: Yes.

5                   MR. SMITH: Okay. So what I will do is I  
6 will bring it back next month but it will be the dates  
7 are the same, I just didn't change the year, I guess.

8                   COMM. KARAZIM: But it was the same as the  
9 year before so we can just approve it as-is, right?

10                  CHAIR DAVID: Anything else?

11                  MR. SMITH: No.

12                  COMM. KARAZIM: Motion to --

13                  COMM. HENK: Adjourn?

14                  COMM. KARAZIM: Adjourn.

15                  CHAIR DAVID: All in favor, second?

16                  COMMISSIONERS: Aye.

17                  (Meeting was concluded at 7:11 p.m.)

18                               \*   \*   \*   \*

19

20

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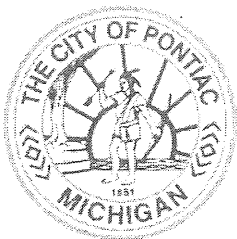
## C E R T I F I C A T E

I, Mona Storm, do hereby certify that I have recorded stenographically the proceedings had and testimony taken in the meeting at the time and place hereinbefore set forth. I do further certify that the foregoing transcript, consisting of (76) pages, is a true and correct transcript of my said stenographic notes.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Mona Storm  
CSR-4460





**CITY OF PONTIAC**  
**Department of Building Safety & Planning**

**Mayor Deirdre Waterman**

**TO: HISTORIC DISTRICT COMMISSION**

**FROM: DONOVAN O. SMITH - CITY PLANNER**  
**DIVISION OF PLANNING**

**SUBJECT: HDC 19-37**  
**HISTORIC DISTRICT COMMIS**  
**46 N Saginaw**  
**PIN: 64-14-29-434-023**

**DATE: 12/9/2019**

The Planning Department is in receipt of a Historic District Application from Blue Star Demolition, regarding the above address 46 N Saginaw. The applicant has requested to restore the front façade of the property, and repair the front elevation to the original façade design. Per the requirements of the Historic District Commission and the review criteria, the applicant is required to submit application and plan details of the proposed improvements to the Planning Division for technical review.

Currently the front façade of the property is covered on two sides with glass panels. The applicant has proposed to remove the glass panels, and to restore the historical façade. The applicant has provided historical photographs that detail the design and conditions of four vertical windows located behind the existing glass and historical facade. The applicant has made petition to remove the glass panel windows on the front and side elevation and restore the brick and existing historical windows and frames. Pursuant to the requirements of the Historic District Commission, a technical review was conducted of submitted petition.

**Review Criteria -**

The historic district commission is required to review any plans and/or building elevations affecting the exterior appearance of a historic site or any proposed or existing structure located within a historic district. No permit for new construction, alteration, repair, moving, or demolition for such work may be granted until the commission has approved such plans and/or elevations in consideration of the ordinance guidelines provided in Section 74-55 (b) (1)-(11) of the Pontiac's Municipal Code. The code also allows the commission to utilize the U.S. Secretary of the Interior's Standard's for Rehabilitation as review criteria.

It is important to note these guidelines permit the historic district to consider any other factor, including aesthetic, which it deems pertinent" [see Section 74-55 (b) (4)]. The historic district commission must either approve or deny the plans. Afterwards, the approved plans must be transmitted to the building safety division and/or planning commission, as may be applicable.



In addition to the information submitted and the provided technical review, the following criteria must be considered to determine if the proposed improvements complies with the following U.S. Secretary of the Interior's Standards for Rehabilitation;

74-55 (b){1} "historical or architectural value and significance of the structure...and its relationship to the historical value of the surrounding area"

Does Meet Standard- The removal of non-contributing windows will improve the architectural value of the property of those in the surrounding area.

74-55 (b){2} "relationship of the exterior architectural features"

Does Meet Standard- The proposed removal of glass panels on the front façade would maintain the relationship of exterior architectural features.

74-55 (b){3} "general compatibility of exterior design"

Does Meet Standard - The proposed restoration will preserve the historic features and further contribute to the historic character of the district.

74-55 (b){5} "avoid, where possible, the removal or alteration of any historic building materials" -

Does Meet Standard - No historic building materials are to be proposed to be removed, only the removal of the non-historic glass panels is considered in this technical review.

74-55 (b) {11} "alteration will be done in such a manner as to not impair the essential form and integrity of the structure" Does Meet Standard - The proposed removal would not impair the historic form and appearance of this building or others in the area.

#### **Recommendation -**

The Planning Division is recommending to the Historic District Commission that a Certificate of Appropriateness for the restoration of the historic façade will be determined at a later date with the submission of additional information, and that a Certificate of Appropriateness be issued for the removal of front façade exterior glass panels and the following conditions;

1. The applicant must provide to the Historic District Commission details for the restoration and repair of the materials and work behind the existing windows after exterior glass is removed.
2. Any restoration and repairs of historic materials must be approved by the Historic District Commission
3. Existing conditions and features on the front façade of the structure must be replaced with similar materials and maintain historical value and appearance.
4. Restoration work must maintain the historic brick quoins on the corner edges, roof cornices, maintain 4x4 mullion and mutin grid, and vertical pilasters, as referenced in photo,
5. Building Department permits will be required per the Historic District Commission Approval.



Courtesy: Walter P. Reuther Library  
Wayne State University

Loren Guzik  
Principal



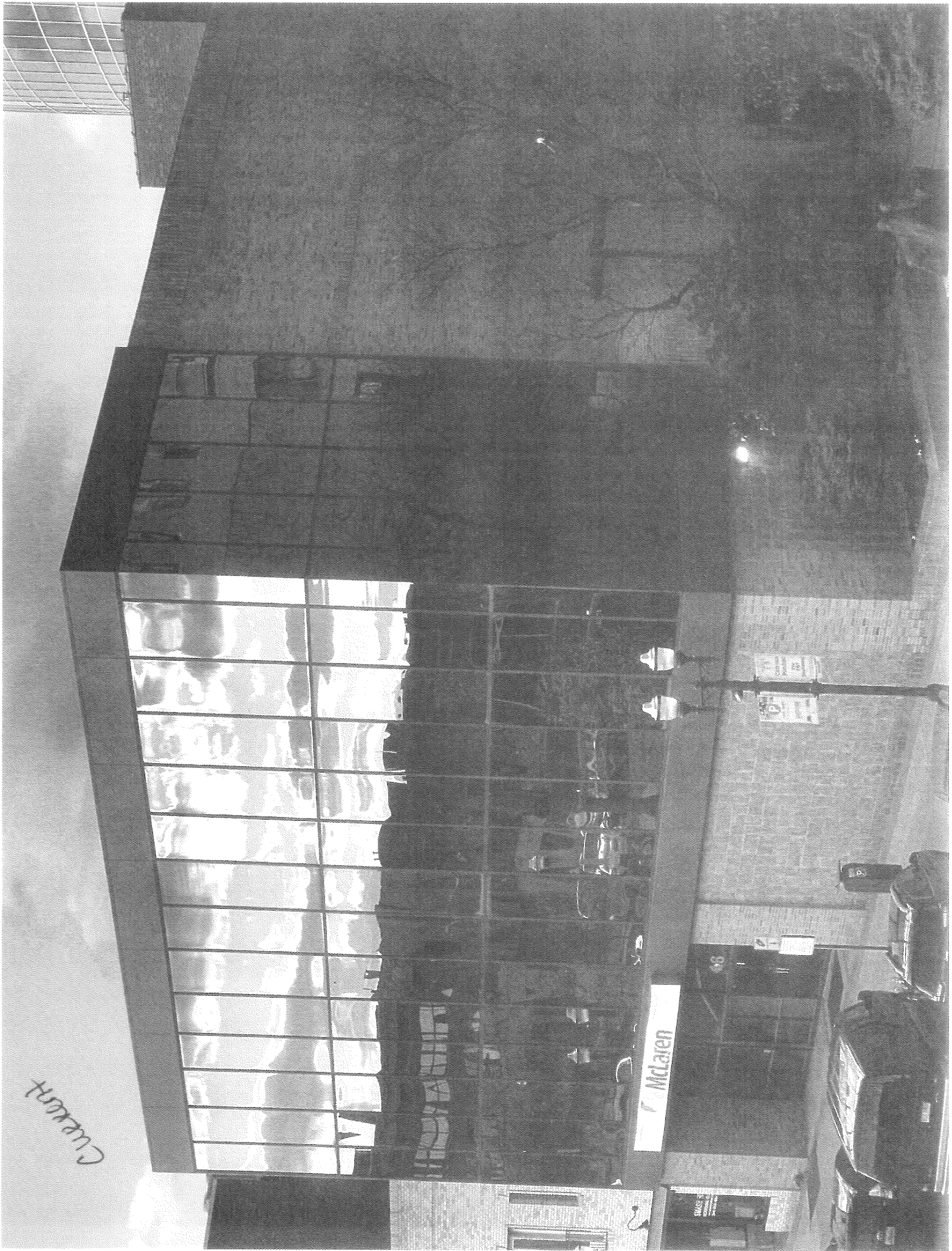
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A Real Estate Advisory Firm









Cleveland



# Application for Historic District Commission

City of Pontiac

Office of Land Use and Strategic Planning

47450 Woodward Ave, Pontiac, MI 48342

T: 248.758.2800

F: 248.758.2827

Property/Project Address:

46 N Main

Sidwell Number: \_\_\_\_\_

Date:

12/19/19

Office Use Only

PF Number: HDC 19-37

**Instructions:** Complete the application and submit it to the Office of Land Use and Strategic Planning. Received applications will be processed and put on the next available Historic District Commission meeting. The Historic District Commission meets the second Tuesday of the month. Incomplete applications will delay the review process.

**Applicant (please print or type)**

Name	Blue Star Demolition		
Address	21950 Hoover		
City	Warren		
State	MI		
ZIP Code	48089		
Telephone	Main: 586-427-9933	Cell: 586-335-7489	Fax: 586-427-9934
E-Mail	smoritz@bluestardemo.com		

**Property Owner (please print or type)**

Name	Pike Street Properties		
Address	1 West Monroe St. 4th Floor		
City	Chicago		
State	IL		
ZIP Code	60603		
Telephone	Main: 773-474-1034	Cell:	Fax:
E-Mail	loren@pspcare.com		

**Project and Property Information**

Describe in detail all intended work, specifying dimensions, textures, color and materials. Provide samples and/or brochures describing substitute materials. Include other appropriate descriptions, plans, and/or drawings as specified below and on reverse side. (Check appropriate activity.)

☒ Exterior Alterations, ☐ Additions, ☐ New Construction, and/or ☐ Signs require:

- Scale drawings showing, all exterior elevations visible from a public street and to be affected by intended work are required when there are:
  - Any changes in dimensions, material, or detailing.
  - Any new additions or signs to any building.
- Consideration of signs also requires provision of:
  - A sample of proposed style of lettering and colors.
  - A description of frame and installation

☐ Repairs:

- Any repairs using original dimensions, type of material and details would both require a scale drawing; only a written description is needed.

☐ Demolition:

- State reasons for demolition
- State why you believe it is not feasible to put the structure in acceptable condition for reuse.

☐ Moving:

- State reasons for moving
- State proposed location

Description:

Remove glass panels and restore to  
original.

(Attach additional pages as necessary)

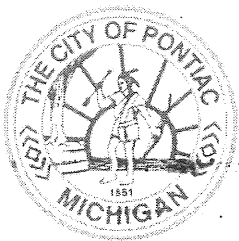
\_\_\_\_\_  
Signature of Owner

  
Signature of Applicant

State of Michigan  
County of Oakland

On this \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, before me personally appeared the above named person, who being duly sworn, stated he/she has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters therein stated to be upon information and belief and so as to those matters he/she believes it to be true.

\_\_\_\_\_  
Notary Public, Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_



**CITY OF PONTIAC**  
**Department of Building Safety & Planning**

**Mayor Deirdre Waterman**

**TO: HISTORIC DISTRICT COMMISSION**

**FROM: DONOVAN O. SMITH - CITY PLANNER**  
**DIVISION OF PLANNING**

**SUBJECT: HDC 19-39**  
**HISTORIC DISTRICT COMMIS**  
**402 W. Iroquois**  
**PIN: 64-14-31-202-016**

**DATE: 12/9/2019**

The Planning Department is in receipt of a Historic District Application (HDC 19-39) from Grennan Construction on behalf of the property owner Jeffrey Salton, regarding the above address 402 W. Iroquois. The applicant has requested to remove and replace the flat roof EDPM lining and the following associated improvements;

1. Strip Rear Flat porch roof and shingle skirting to underlying wood.
2. Replace bad wood, flashings, and wood trims.
3. Install new aluminum flashing at flat roof and house junctions.
4. Install drip edge and flashings on three sides.
5. Install flat roof rubber membrane and flat roof shingle.
6. Install all necessary counter flashing.
7. Install new shingle skirting around perimeter of flat roof, three sides of chalk and seal flashing.
8. Install Chimney Saddle and 2<sup>nd</sup> Story Chimney.
9. Install Ice guard as needed in both valleys.
10. Install step flashing and counter flashing as needed.

The applicant has made petition to conduct the outlined building improvements to the exterior of the home located at 402 W. Iroquois. Pursuant to the requirements of the Historic District Commission, a technical review was conducted based on information submitted in the applicant's petition.

**Review Criteria -**

The historic district commission is required to review any plans and/or building elevations affecting the exterior appearance of a historic site or any proposed or existing structure located within a historic district. No permit for new construction, alteration, repair, moving, or demolition for such work may be granted until the commission has approved such plans and/or elevations in consideration of the ordinance guidelines provided in Section 74-55 (b) (1)-(11) of the Pontiac's Municipal Code. The code also allows the commission to utilize the U.S. Secretary of the Interior's Standard's for Rehabilitation as review criteria.

It is important to note these guidelines permit the historic district to consider any other factor, including aesthetic, which it deems pertinent" [see Section 74-55 (b) (4)]. The historic district commission must either approve or deny the plans. Afterwards, the approved plans must be transmitted to the building safety division and/or planning commission, as may be applicable.

In addition to the information submitted and the provided technical review, the following criteria must be considered to determine if the proposed improvements complies with the following U.S. Secretary of the Interior's Standards for Rehabilitation;

74-55 (b){1} "historical or architectural value and significance of the structure...and its relationship to the historical value of the surrounding area"

Does Meet Standard- The proposed work does not impact the architectural value and significance of the structure

74-55 (b){2} "relationship of the exterior architectural features"

Does Meet Standard - The proposed repair and installation of the improvements would not take away from the architectural, historical material and design features of the historic building.

74-55 (b){3} "general compatibility of exterior design"

Does Meet Standard - The proposed repairs and installation are compatible with the existing exterior design.

74-55 (b){5} "avoid, where possible, the removal or alteration of any historic building materials" -

Does Meet Standard - None of the proposed building improvements requires the removal or alteration of historic materials that do not constitute as repairs to materials.

74-55 (b) {11} "alteration will be done in such a manner as to not impair the essential form and integrity of the structure" Does Meet Standard - The proposed removal, installation, and replacement would not impair the historic form and appearance of this building or others in the area.

#### **Recommendation -**

The Planning Division is recommending to the Historic District Commission that a Certificate of Appropriateness be issued for the proposed residential improvements for HDC 19-39, the following improvements are recommended for Historic District Commission Certificate of Appropriateness approval;

1. Strip Rear Flat porch roof and shingle skirting to underlying wood.
2. Replace bad wood, flashings, and wood trims.
3. Install new aluminum flashing at flat roof and house junctions.
4. Install drip edge and flashings on three sides.
5. Install flat roof rubber membrane and flat roof shingle.
6. Install all necessary counter flashing.
7. Install new shingle skirting around perimeter of flat roof, three sides of chalk and seal flashing.
8. Install Chimney Saddle
9. Install Ice guard as needed in both valleys.
10. Install step flashing and counter flashing as needed.





# Application for Historic District Commission

City of Pontiac

Office of Land Use and Strategic Planning

47450 Woodward Ave, Pontiac, MI 48342

T: 248.758.2800

F: 248.758.2827

Property/Project Address: 402 W ILLINOIS

Sidwell Number: \_\_\_\_\_

Date: 12/05/19

Office Use Only

PF Number: HDC 19-39

**Instructions:** Complete the application and submit it to the Office of Land Use and Strategic Planning. Received applications will be processed and put on the next available Historic District Commission meeting. The Historic District Commission meets the second Tuesday of the month. Incomplete applications will delay the review process.

**Applicant (please print or type)**

Name	GREENAW CONSTRUCTION - ADAM MOORE		
Address	917 ORCHARD LK		
City	PONTIAC		
State	MI		
ZIP Code	48341		
Telephone	Main: 248-462-1024	Cell: 248-977-8956	Fax:
E-Mail	ADAM@GREENAWCONSTRUCTION.COM		

**Property Owner (please print or type)**

Name	JEFF SALTON		
Address	402 W ILLINOIS RD		
City	PONTIAC		
State	MI		
ZIP Code	48341		
Telephone	Main: 248-514-7710	Cell:	Fax:
E-Mail	JEFFREY.SALTON@SRCGlobal.NET		

**Project and Property Information**

Describe in detail all intended work, specifying dimensions, textures, color and materials. Provide samples and/or brochures describing substitute materials. Include other appropriate descriptions, plans, and/or drawings as specified below and on reverse side. (Check appropriate activity.)

☒ Exterior Alterations, ☐ Additions, ☐ New Construction, and/or ☐ Signs require:

- Scale drawings showing, all exterior elevations visible from a public street and to be affected by intended work are required when there are:
  - Any changes in dimensions, material, or detailing.
  - Any new additions or signs to any building.
- Consideration of signs also requires provision of:
  - A sample of proposed style of lettering and colors.
  - A description of frame and installation

☒ Repairs:

- Any repairs using original dimensions, type of material and details would both require a scale drawing; only a written description is needed.

☐ Demolition:

- State reasons for demolition
- State why you believe it is not feasible to put the structure in acceptable condition for reuse.

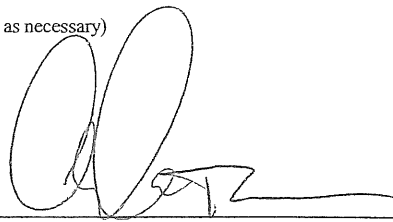
☐ Moving:

- State reasons for moving
- State proposed location

Description:

REMOVE & INSTALL 10 x 30 EPDM, INSTALL CHIMNEY  
SADDLE

(Attach additional pages as necessary)



\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Applicant

State of Michigan  
County of Oakland

On this \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, before me personally appeared the above named person, who being duly sworn, stated he/she has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters therein stated to be upon information and belief and so as to those matters he/she believes it to be true.

\_\_\_\_\_  
Notary Public, Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_



**Office Location:**  
 917 Orchard Lake Rd., Pontiac, MI 48341  
 1-866-868-7663 - Fax: 248-454-1185  
 License # 210-215-4879 / Fully Insured  
 www.GrennanConstruction.com



Date: 10-23-19  
 Name: Jeff, DIANE SALTON Address: 402 W. IROQUOIS RD  
 City/State/Zip: PONTIAC MI 48341  
 Phone: 248-514-7710 Email: Jeffrey.SALTON@SBCGLOBAL.NET  
 Lead Source: DRIVE BY previous JOB / Jerry on W. Iroquois.

**WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR THE FOLLOWING:**

1. Strip Rear Flat Porch Roof & Shingle Skirting Down to the
2. Wood Underlayment. Replace Bad Wood, Flashing, Wood Trim.
3. Remove Satellite Dish from Back Porch Mansard Skirting
4. Install New Aluminum Flashing @ Junction Where Flat Roof
5. Meets House. Install Drip Edge Flashing @ All 3 Edges
6. of Flat Roof. Install Rubber Membrane Flat Roof single
7. ply EDPM Roofing on entire flat area. Install all necessary
8. counter flashing. Install new shingle skirting around perimeter →

See Page 2

Options	Accepted	Rejected		Investment Cost
			Total	

If paying by credit card, a 3% surcharge will be added to the total  
 Delinquent accounts will be subject to 2% interest per month as well as any collection fees and/or attorney fees required to recover debt.

**ACCEPTED AND AGREED:** The prices, specifications and conditions contained herein this Agreement are satisfactory and hereby accepted. You are authorized to perform the work as specified.

[Signature], 10-23-19  
 (Property Owner)

[Signature], 10-23-19  
 (Grennan Construction Representative)



212

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www.GrennanConstruction.com



Date: 10 - 23 - 19

Name: SALTON Address: 402 W. IROQUOIS

City/State/Zip: PONTIAC MI 48341

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Lead Source: \_\_\_\_\_

**WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR THE FOLLOWING:**

1. CONTD → OF FLAT ROOF (3 SIDES) CAULK & SEAL FLASHING
2. \$ TRIM AS NEEDED. INSTALL (BUILD) CHIMNEY SADDLE (NORTH SIDE)
3. @ 2ND STORY CHIMNEY APPROX 5' W X 4' L.
4. INSTALL ICE GUARD AS NEEDED IN BOTH VALLEYS. INSTALL
5. NEW SHINGLES (DIMENSIONAL, HICKORY COLOR) INSTALL STEP FLASHING
6. & COUNTER FLASHING AS NEEDED. CLEAN UP & HAUL AWAY
7. ALL WORK RELATED DEBRIS.
8. \_\_\_\_\_

<del>Options</del>	Accepted	Rejected		Investment Cost
<u>6846 -</u>				
<u>3400 DOWN PAID CKA 442800</u>				
<u>BALANCE DUE completion → \$1344600</u>				
			Total	
				<u>6846<sup>00</sup></u>

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X [Signature] 10 23 19

(Property Owner)

[Signature] 10-23-19

(Grennan Construction Representative)





**CITY OF PONTIAC**  
**Department of Building Safety & Planning**  
**PLANNING DIVISION**

*Mayor Deirdre Waterman*

**Date:** December 2<sup>nd</sup>, 2020

**To:** Historic District Commissioners

**From:** Donovan Smith  
City Planner

**Re:** Historic District Commission 2020 – Regular Meeting Schedule

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**Recommended Motion:**

Move to adopt the following Historic District Commission regular meeting schedule for January through December 2020, on the second Tuesday of each month at 6:00PM:

**January 14, 2020**

**February 11, 2020**

**March 10, 2020**

**April 14, 2020**

**May 12, 2020**

**June 9, 2020**

**July 14, 2020**

**August 11, 2020**

**September 8, 2020**

**October 13, 2020**

**November 10, 2020**

**December 8, 2020**