



CITY OF PONTIAC
Department of Building Safety & Planning
PLANNING DIVISION

Mayor Deirdre Waterman

Historic District Commission
NOTICE OF SCHEDULED MEETING
Wednesday, December 8, 2020 | 6:00PM
Virtual Meeting Via Zoom

Notice is hereby given of the regularly scheduled meeting held by the Historic District Commission on **Tuesday, December 8, 2020 at 6:00PM** will be held virtually via Zoom Teleconference. Connection and call-in details provided below:

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AGENDA

1. CALL TO ORDER:
2. ROLL CALL:
3. COMMUNICATIONS:
4. MINUTES FOR REVIEW: August 11, 2020
5. HISTORIC DISTRICT REVIEW:
6. UNFINISHED BUSINESS:
7. NEW BUSINESS:
 - 7.1 2021 Historic District Commission Meeting Schedule
 - 7.2 2021 Historic District Commission Initiatives Discussion
8. PUBLIC COMMENTS:

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CITY OF PONTIAC
 HISTORIC DISTRICT COMMISSION
 REGULAR MEETING MINUTES
 TUESDAY, AUGUST 11, 2020
 6:00 P.M.

COMMISSION MEMBERS:

Rick David, Chairperson
 Robert Karazim, Vice Chairperson
 Kathie Henk, Member
 Linda Porter, Member
 Ken Burch, Member

CITY OFFICIALS PRESENT:

Vernon Gustafsson, Planning Manager
 Donovan Smith, City Planner

MEMBERS OF THE PUBLIC ADDRESSING THE BOARD:

Matthew Ronan, Steve Gatchaman
 Jacob Pattenau, John Capozzoli
 Dayne Thomas, Dennis Shaffer

MINUTES RECORDED BY:

Quentina R. Snowden, (CSR-5519)
 Certified Shorthand Reporter & Notary Public

1 PONTIAC, MICHIGAN; TUESDAY, AUGUST 11, 2020

2 6:04 P.M.

3 CHAIRPERSON DAVID: I'm going to call
4 the meeting to order for the Historic Commission on
5 Tuesday, August 11th. A roll call, Donovan.

6 MR. GUSTAFSSON: I'll take care of
7 that. Chairman David?

8 CHAIRPERSON DAVID: Here.

9 MR. GUSTAFSSON: Vice Chair Robert?

10 VICE CHAIR KARAZIM: Here.

11 MR. GUSTAFSSON: Ken Burch.

12 COMMISSIONER BURCH: Here.

13 MR. GUSTAFSSON: Kathie Henk?

14 COMMISSIONER HENK: Here.

15 MR. GUSTAFSSON: Linda Porter.

16 COMMISSIONER PORTER: Here.

17 MR. GUSTAFSSON: We got a quorum.

18 CHAIRPERSON DAVID: Okay. The next
19 thing on the agenda is communications. Vern or
20 Donovan, are there any communications that you want
21 to share?

22 MR. SMITH: Not communications, but I
23 do want to reorder the agenda.

24 CHAIRPERSON DAVID: Okay.

25 MR. SMITH: So I want to move 124

1 Oliver, HDC 20-23 to the third case, so switch 20-22
2 and 22-23. So we'll do Oliver first then we'll do
3 Ivy Street.

4 MR. GUSTAFSSON: Okay. Thank you.

5 VICE CHAIR KARAZIM: Do we need a
6 motion for that or -- motion to amend the agenda.

7 COMMISSIONER HENK: Second.

8 CHAIRPERSON DAVID: Any abstentions?
9 Then it's fine. Go ahead.

10 (All eyes to amend the agenda.)

11 MR. SMITH: I don't believe we have
12 any minutes for review at this meeting. We'll do
13 March for the next meeting.

14 CHAIRPERSON DAVID: So we do have
15 guests. Am I -- are we ready to go to number 5?
16 5.1?

17 MR. GUSTAFSSON: Yes.

18 CHAIRPERSON DAVID: Okay. So if the
19 guests would identify themselves.

20 MR. RONAN: Matt Ronan. Matt Ronan
21 from McLaren Healthcare.

22 MR. GATCHAMAN: Steve Gatchaman (ph),
23 McLaren Healthcare.

24 CHAIRPERSON DAVID: All right. And
25 then our normal way that we do this is that -- is

1 that either Vern or Donovan make a presentation of
2 what of their findings so far. Where does that
3 stand, Vern or Donovan? Where things are?

4 MR. SMITH: Okay. I'll do the verbal
5 presentation.

6 MR. GUSTAFSSON: Yeah, we'll -- yes,
7 we'll do the presentation of our technical findings
8 and ask the applicant if they have any further
9 information or supporting other information they
10 would like to present. Then we'll open up the floor
11 for comments from the commission.

12 CHAIRPERSON DAVID: Okay. That sounds
13 great.

14 MR. SMITH: So our first case is HDC
15 20-08 64 North Saginaw. The applicant here, they
16 are requesting a cementitious panel system as their
17 facade. They are attempting to repair the brick
18 that has detached itself from the building. They
19 did conduct an enclosure of assessment on the
20 structure, which was when they determined that the
21 brick separating from the wall was becoming a
22 hazard.

23 VICE CHAIR KARAZIM: Hang on, Rick.
24 We had technical difficulties. All right. We're
25 back.

1 MR. SMITH: All right. So, a 2019
2 assessment was done on the structure which
3 determined that the brick detaching from the wall
4 was posing a safety hazard. So, as mentioned, the
5 applicant, they are proposing a cementitious panel
6 system on the second and third floors of the
7 building. The system would support the cladding
8 with a combination of structural tools and metal
9 studs to support the backup walls. They have
10 provided two options.

11 In option A shows it's a brick pattern
12 panel. And then the option B is a smooth fiber
13 cement product and they have examples here for us to
14 review.

15 And then regarding the existing
16 materials, the existing doors and windows will
17 remain. The existing brick on the first floor up to
18 the second floor would be reanchored and approved
19 and proved to address the separation. And then the
20 signage and the clock will be salvaged and
21 reinstalled when the brick facade is replaced.

22 So that's our presentation. We did
23 our technical review. We determined that they are
24 not damaging any historical materials, more so they
25 are repairing and they are maintaining the existing

1 materials. And they are here to share with us, like
2 I said, materials so we can get a feel for them and
3 make a determination.

4 CHAIRPERSON DAVID: Okay. Then our
5 guests, if you would make some comments, please.

6 MR. RONAN: Yes, we --

7 CHAIRPERSON DAVID: Your name?

8 MR. RONAN: Matt from McLaren. We
9 brought samples to review with the committee, and we
10 kind of took two routes, the brick to replace kind
11 of getting a perfect match is going to be
12 impossible.

13 So, just dependent if we're doing a
14 brick, we thought these two were -- that's the
15 original brick right here. But then -- just take
16 them up there.

17 CHAIRPERSON DAVID: Thank you.

18 MEMBER BURCH: Thanks.

19 CHAIRPERSON DAVID: Thank you.

20 MEMBER BURCH: Okay.

21 MR. SMITH: This is the one they're
22 proposing. This is existing.

23 MEMBER BURCH: Okay.

24 MR. RONAN: This is just another --
25 here, you want the -- this is the actual.

1 MR. SMITH: Okay?

2 CHAIRPERSON DAVID: Okay.

3 MEMBER BURCH: Thank you.

4 MR. RONAN: We were trying to do a
5 brick type, those would be the options where this is
6 more of a -- you know, a type panel where it
7 wouldn't appear that we were trying to match, but
8 it's kind of more of a different architectural
9 finish that just might aesthetically be more
10 pleasing than to kind of match an existing.

11 MR. SMITH: This is the cementitious
12 panel.

13 MR. RONAN: Correct. Yep. They are
14 -- I don't know if you saw in the proposal, BUT on
15 the top floor they're putting that -- those -- the
16 windows, some of the windows that were taken out.

17 COMMISSIONER HENK: Here?

18 MR. RONAN: They're not going to be
19 functional windows, but they'll appear from the
20 outside.

21 COMMISSIONER HENK: From the
22 outside --

23 MR. RONAN: Yeah.

24 MR. SMITH: Option A. Option B.

25 MEMBER HENK: Are they going to be

1 like this or be like this? You know like how they
2 have different lights in here like they're divided?

3 MR. RONAN: No, they wouldn't be
4 divided. Certain ones don't. Yeah, so that's the
5 panel, the dividing in there right now. Not the --
6 not the window.

7 VICE CHAIR KARAZIM: Right. This is
8 what you're proposing with the smooth panel?

9 MR. RONAN: Yeah, from the option it's
10 hard to tell on there, but --

11 VICE CHAIR KARAZIM: I'd like to
12 see -- does anybody have any other questions before
13 I start running my mouth?

14 CHAIRPERSON DAVID: Go ahead.

15 VICE CHAIR KARAZIM: Robert.

16 CHAIRPERSON DAVID: Go ahead.

17 VICE CHAIR KARAZIM: We have a little
18 opportunity here. The building has been updated
19 many times, but the last time it was significantly
20 updated prior to this one, was the '30s and they did
21 a porcelain panel on the exterior, smooth porcelain
22 panel in a pattern.

23 The product they're offering, I think
24 is the smooth panel and the same pattern is the old
25 porcelain panel I think is -- I think it's a perfect

1 match. I think it's right where we should go. I
2 don't think we should put brick back on it. I think
3 we should try to match something that was there,
4 looked like it was there. The only thing that
5 wouldn't be exactly the same would obviously be the
6 windows; size, shape, movers, blah, blah, blah. But
7 I think -- I can I like to step back into yesteryear
8 more than I think just putting more brick up on the
9 front.

10 Now, here is the system they're
11 offering, is a panel not just an individual brick.
12 They're all around town. Genisys Credit Union
13 across from St. Joe has it on the facade. So now
14 that anybody has ever noticed.

15 MR. GUSTAFSSON: I did go by there
16 after our conversation.

17 VICE CHAIR KARAZIM: Do you know who
18 has it?

19 MR. GUSTAFSSON: Yes.

20 VICE CHAIR KARAZIM: The one facing
21 west Woodward, that wall is that way too. I tried
22 to hang canvas of Pontiac on it and couldn't.
23 That's the only reason I know.

24 So I think the system that they're
25 trying to do is wonderful. So my opinion is instead

1 of replacing it with brick, to go with the panel
2 that looks like the old 1930s Kresge building. And
3 that's my opinion.

4 CHAIRPERSON DAVID: All right.

5 MR. SMITH: I have a question. So
6 you're proposing aluminum windows? Is that what
7 that is in your notes it says aluminum windows.

8 MR. RONAN: I don't know the specific
9 material. We can get you more specific once we kind
10 of have that route we want to take.

11 MR. SMITH: Okay. I would like the
12 specifics for the windows you're planning on
13 replacing.

14 MR. RONAN: We wouldn't be replacing
15 any.

16 MR. SMITH: Keeping the windows?

17 MR. RONAN: Well, there's a few if
18 you -- if kind of see they're -- they blocked
19 certain windows when they did the renovations. So
20 we would just essentially open them up, but they
21 would still be closed off. They were just from the
22 street.

23 MR. GATCHAMAN: Yeah. Yeah --

24 MR. RONAN: Kind of give that old --

25 VICE CHAIR KARAZIM: Emulating the

1 1930s building?

2 MR. RONAN: Correct. Yep. As closely
3 as possible trying to match what's existing there,
4 and so --

5 MEMBER HENK: And so, what I heard
6 Robert say is that's just the standard. It's not
7 the way it comes. It comes in a big sheet.

8 MR. RONAN: Yeah, it's a bigger.

9 MEMBER HENK: Yeah. That should be --

10 MR. GUSTAFSSON: What's the typical
11 size for panels come in or --

12 MR. RONAN: I don't know what those
13 ones come in off the top of my head, but we can get
14 you those all that. If we're -- if that's the route
15 that we want to go.

16 MR. SMITH: And I think some said
17 there's going to be a reveal between the panels?

18 MR. RONAN: Yeah, just -- it would be
19 -- it would be --

20 VICE CHAIR KARAZIM: Ken, Rick, you
21 following us?

22 MEMBER BURCH: Yeah. Rob, I got a
23 question.

24 MR. RONAN: And then those --

25 MEMBER BURCH: I'll wait. I'm looking

1 at Genisys Credit union. And theirs looks like a
2 brick facade.

3 VICE CHAIR KARAZIM: Right.

4 MEMBER BURCH: That's what we're
5 shooting for, is that what you're --

6 VICE CHAIR KARAZIM: Same
7 manufacturer. Same kind of product. We're going to
8 try to emulate the 1930s building remodel.

9 MEMBER BURCH: Okay.

10 VICE CHAIR KARAZIM: And that's in
11 your packet. You have a drawing of that in your
12 packet.

13 MEMBER BURCH: Yeah, I see that.
14 Thank you.

15 VICE CHAIR KARAZIM: My opinion, that
16 is.

17 MEMBER BURCH: Okay.

18 MR. GUSTAFSSON: Then what are you
19 guys talking about, a reveal?

20 MR. SMITH: Between the face between
21 the panels.

22 VICE CHAIR KARAZIM: My only question
23 to you guys is, is that a smoother, shinier surface?

24 MR. RONAN: That's the smooth version.
25 That's the same color. That one, but I don't know

1 about that -- like that.

2 VICE CHAIR KARAZIM: I would like to
3 try to emulate the way it was and I believe the
4 other one was white, so I guess -- I like this.
5 Yeah, I like this one.

6 VICE CHAIR KARAZIM: Here's what we're
7 talking about, guys they. Have a panel, they have a
8 product here that is similar to the original product
9 that's on the building. The original is porcelain
10 on steel. This is just like a porcelain -- probably
11 cement-base, right? But it's nice and shiny and it
12 looks like the original porcelain that would have
13 been on there. Practically the same color. I think
14 the other one was more on a white. This is more on
15 an almond or a beige. But I think it goes good with
16 the red brick. Here, Rick, catch.

17 CHAIRPERSON DAVID: And again, the
18 folks from McLaren, this is one of the products that
19 you're wanting us to consider, right?

20 MR. RONAN: Correct.

21 CHAIRPERSON DAVID: Yeah. So, is
22 there anything -- what further discussion needs to
23 be before we entertain a motion on this?

24 MEMBER BURCH: The only question I
25 have is in regards to the lower level, isn't it

1 going -- are you keeping the original -- what you
2 have there now, right, on the first floor?

3 MR. RONAN: Correct. Yep.

4 MEMBER BURCH: So, what -- would that
5 be like power-washed or something to try to make it
6 look like the new?

7 MR. RONAN: We could certainly do
8 that. Sure. We can power wash it after the
9 construction process to try to bring it back.

10 MEMBER BURCH: The only reason I say
11 that, it's such a huge building that I'm just
12 wondering what the end product would look like.

13 MR. SMITH: The contrast between the
14 existing old brick and this new smooth facade.

15 MEMBER BURCH: Correct. It's like our
16 downtown, it's like right on Main Street. So it's
17 almost like, hey, we're saying this is something
18 that we're presenting to the city.

19 CHAIRPERSON DAVID: That could be --
20 Kathie or Linda, do you have anything you want to
21 add in this discussion?

22 MEMBER HENK: No. I think this is a
23 great idea to make it kind of look like the
24 porcelain that was there before. I think it's
25 great.

1 CHAIRPERSON DAVID: And Linda?

2 MS. PORTER: I'm okay.

3 CHAIRPERSON DAVID: You're okay on
4 this discussion too?

5 MS. PORTER: I am, yes. I hate this
6 mask.

7 CHAIRPERSON DAVID: So, may I just say
8 that I would entertain a motion, if -- Robert, if
9 you would make that motion, please?

10 VICE CHAIR KARAZIM: Motion is to
11 allow them to move forward with the smooth panel.
12 Is there a number on that panel? Matt, will you say
13 it out loud for --

14 MR. RONAN: Parchment 011.

15 MR. SMITH: And the manufacturer?

16 MR. RONAN: It's by Omnis.

17 VICE CHAIR KARAZIM: It would be in
18 the same pattern and or style that the 1930s
19 photograph that we have of the building would be in
20 the same reveal, same everything?

21 MR. RONAN: Yeah, we're going to match
22 it as closely as we can.

23 CHAIRPERSON DAVID: Is there a second
24 to that motion?

25 MEMBER HENK: I'll second.

1 CHAIRPERSON DAVID: Who was that?

2 MEMBER HENK: That would be Kathie.

3 CHAIRPERSON DAVID: Kathie. Is there
4 any further discussion?

5 MR. GUSTAFSSON: Only question is in
6 regards to we talked about the color and we talked
7 about --

8 VICE CHAIR KARAZIM: Smooth as can be.

9 MR. GUSTAFSSON: Smooth versus the --

10 MR. RONAN: This is more of the --

11 MEMBER BURCH: I just have a quick
12 question.

13 CHAIRPERSON DAVID: Yes, go ahead.

14 MEMBER BURCH: What size are those
15 bricks going to be? Because it looks like the old
16 versions of the building that they're rather large.
17 Are these going to be normal size bricks or large
18 or --

19 VICE CHAIR KARAZIM: It's going to be
20 panels just like the old ones, not brick.

21 MEMBER BURCH: Okay.

22 CHAIRPERSON DAVID: Any further
23 questions? If not, all in favor indicate by saying
24 "aye".

25 MR. GUSTAFSSON: Since we're doing

1 this partially Zoom, we need a roll call.

2 CHAIRPERSON DAVID: Go ahead.

3 MR. GUSTAFSSON: Chair David?

4 CHAIRPERSON DAVID: Aye.

5 MR. GUSTAFSSON: Commissioner Henk?

6 MEMBER HENK: Yes.

7 MR. GUSTAFSSON: Vice Chair Karazim?

8 VICE CHAIR KARAZIM: Yes.

9 MR. GUSTAFSSON: Commissioner Burch?

10 MEMBER BURCH: Yes.

11 CHAIRPERSON DAVID: And Commissioner

12 Porter?

13 COMMISSIONER PORTER: Yes.

14 MR. GUSTAFSSON: Motion passes.

15 AYES: David, Henk, Porter, Burch,

16 Karazim

17 NAYS: (None.)

18 ABSTAIN: (None.)

19 MOTION CARRIES 5-0-0

20 CHAIRPERSON DAVID: No abstentions.

21 Is there anything with the McLaren presentation?

22 VICE CHAIR KARAZIM: I would just like
23 to see how they're fastening it, but it's not going
24 to stop them. And I'd like to see your detail, what
25 you're doing in the windows. Not that that is going

1 to stop you either.

2 MR. SMITH: Want them to update the
3 permit when they come back? I'll take care of it.

4 VICE CHAIR KARAZIM: You're doing
5 curbs and everything that that's to be manufactured
6 too, the curve?

7 MR. RONAN: Normal sheet size is 45 by
8 47.

9 VICE CHAIR KARAZIM: Good. Did you
10 hear that, Ken? They start at 95 by 47 so four by
11 eight sheets and those panels are left of that,
12 so --

13 MEMBER BURCH: Okay. Thanks.

14 CHAIRPERSON DAVID: Donovan do you
15 want to go to which number? 5.2.

16 VICE CHAIR KARAZIM: He's grabbing the
17 next contestant. The address is 592 East Montcalm.

18 CHAIRPERSON DAVID: Donovan or Vern
19 assist us in making this presentation?

20 MR. SMITH: Yes. All right. So our
21 next case is HDC 20-19 for 592 East Montcalm. The
22 applicant is Wallside Windows, and the homeowner
23 Jacob Pattenaude. They are making application to
24 HDC to replace windows on various sides of the home.
25 The ones that we need to verify in this case is

1 which windows are being replaced and the condition
2 of each window, and that would help us determine
3 which windows we can approve based upon materials
4 and going forward. So it appears to be generic
5 window replacement of existing aluminum and wood
6 windows.

7 They are requesting that some be
8 vinyl. It has been the history of the HDC that we
9 permit vinyl windows on the rear and side
10 elevations, however, the windows on the front must
11 maintain historic material, whether that be aluminum
12 or wood.

13 So, that, in short, kind of is our
14 presentation. So we'll be looking to you to comment
15 to let us know how that would play itself out, which
16 windows, materials and where.

17 MR. GUSTAFSSON: Let me just clarify.
18 Their application includes all of the windows and
19 they're proposing all vinyl windows, including the
20 front.

21 CHAIRPERSON DAVID: Okay. Thank you.
22 So our guests' names for our Court Reporter, please,
23 share with us.

24 VICE CHAIR KARAZIM: Your name.

25 MR. PATTENAUE: My name is Jacob

1 Pattenaude. I'm the owner of the property.

2 MR. CAPOZZOLI: And I'm John
3 Capozolli. I'm from Wallside. I'm selling the job,
4 kind of managing it too.

5 CHAIRPERSON DAVID: Thank you. So you
6 understand that the Historic Commission follows of
7 the Department of Interior guidelines of the United
8 States government. So if it's here Birmingham or
9 wherever, we follow the guidelines of the Federal
10 Department of Interior. Like for like. And we're
11 basically in the historic area, so this is 1 of 5
12 historic districts. And we thank you for your
13 presentation.

14 So please react to what Donovan's
15 comments and we'll go from here.

16 MR. PATTENAUDE: Okay. Well what I am
17 proposing is the replacement of all of the windows
18 located at 592 East Montcalm. I think it's
19 essentially important and significant to point out
20 that the windows that would be in the front of the
21 property, the new windows will also have that
22 historic look, that grid system which I think John
23 could explain better.

24 MR. CAPOZZOLI: We call them muntins
25 grid. They'll be the same count as existing. So

1 three kind of retain, but it will not be a wood
2 windows. Right now there's double-hung situated
3 windows in there. We usually just take the fascias
4 out, we leave the main old wood frame in there.

5 So we pretty much just taking the
6 moving parts of the window out, put a new one in,
7 screw it into that existing. And we can leave all
8 of the outside trim as it is right now. We can just
9 do a very small aluminum trim from the window to
10 that old wood that's still be intact. We're just
11 replacing the bad parts of the window.

12 MR. SMITH: So you want to allow the
13 wood frame to remain?

14 MR. CAPOZZOLI: Yeah, the wood frame
15 can remain.

16 MR. SMITH: And add aluminum trim?

17 MR. CAPOZZOLI: I don't know -- I
18 don't know -- it's kind of like a one by six running
19 around the outside of -- like the windows right now,
20 then what we'll end up doing is just bending -- from
21 the new windows to that one by six, just a little L
22 that goes from the window to that caulk right there.
23 So all of that old wood could remain. And then the
24 main guts of the window can stay. So a lot of back
25 -- they can take the old fascia that we can save and

1 he can say they can go right back and be rebuilt.
2 So it's not like we're destroying what's there.
3 Just kind of like taking it out, putting a new box
4 in.

5 MR. SMITH: Is the fascia repairable?

6 MR. CAPOZZOLI: I didn't really go
7 into that because it's a rental so --

8 MR. PATTENAUDE: I can comment on the
9 current condition of the windows that they're in
10 right now. They're falling apart. There's three
11 different types of windows currently.

12 There's currently the condition of the
13 windows, they're falling apart. The grid systems
14 are falling within the two window pain. They're
15 falling apart. So what I'm proposing -- right now
16 there's three different types. Right now I have
17 alluminum. There's vinyl windows that was replaced
18 by the previous owner of the property, and there's
19 also aluminum windows in there. It's a -- it's a
20 mess.

21 So I am proposing pull all of those
22 windows out and put a nice premium Wallside window
23 in there, not cheap but nice. You know. It will
24 still have that historic look. It's presentable.
25 I'm not trying to do garbage in there. You know, I

1 respect the property. I respect the historic view
2 of the property. That's why we're doing the grid
3 system. You know.

4 CHAIRPERSON DAVID: Are you both
5 saying the same thing? I mean, I'm not sure you
6 are. So from --

7 MR. PATTENAUDE: Yeah.

8 MR. CAPOZZOLI: I'm using a different
9 term because he called it grid system, we call them
10 Muttin. If you look at the pictures in there, I
11 think they got them pulled up, I think three over
12 two pattern on just the top sash only. That's
13 original. Where the bottom sash is in the wall it
14 will look just like it is now. So getting a double
15 pane windows as opposed to a single pane window.

16 MR. SMITH: So one by six.

17 MR. CAPOZZOLI: Right.

18 MR. SMITH: There are seven windows
19 total planning to replace?

20 MR. CAPOZZOLI: Eight.

21 MR SMITH: Of the eight windows you
22 say four are --

23 MR. CAPOZZOLI: Two are as of right
24 now.

25 MR. PATTENAUDE: Financially I wanted

1 to do half -- I wanted to get it done July and then
2 six months from now do the other half.

3 MR. SMITH: Just so we can do it all
4 in one --

5 MR. CAPOZZOLI: Let's -- we are going
6 to do the whole house, if it's approved by you guys.

7 MR. SMITH: So let's talk about all of
8 the windows. So in the front facade, how many
9 windows are there?

10 MR. CAPOZZOLI: Four.

11 MR. SMITH: Four wood framed
12 interior --

13 MR. PATTENAUDE: One is aluminum. The
14 lower is a replacement aluminum. It is not the
15 original --

16 MR. CAPOZZOLI: Can I see that?
17 Probably the one on the left, isn't it?

18 MR. PATTENAUDE: Looking at the
19 picture, it's the one on the right.

20 MR. CAPOZZOLI: This one here, right?

21 MR. PATTENAUDE: Yeah.

22 MR. CAPOZZOLI: The grids are not --

23 MR. PATTENAUDE: You can tell --

24 MR. SMITH: Do you plan on putting
25 grids back in?

1 MR. CAPOZZOLI: Yes, the original
2 house was probably built with the grid or muttins,
3 whatever you want to call them.

4 MR. SMITH: Muttins.

5 MR. CAPOZZOLI: So we put that lower
6 one too, that other window. Or those last few. And
7 I don't know how many windows are there in the
8 house.

9 MR. SMITH: The other three windows on
10 the front, you're going to leave the wood frame?

11 MR. CAPOZZOLI: We can leave that for
12 you, yes.

13 MR. SMITH: The vinyl sash and
14 muttins?

15 MR. CAPOZZOLI: Yes pretty much. Yep.
16 Actually the muttins in, in between the pane. And
17 they're just as thick as what's currently there.

18 MR. SMITH: Okay.

19 MR. CAPOZZOLI: So when you see it
20 from the street it does look the same.

21 MR. SMITH: And you wrote those on the
22 rear and sides, just going to put vinyl frames in
23 the --

24 MR. CAPOZZOLI: We can do whatever you
25 want. Those already have the grids and everything.

1 MR. PATTENAUDE: The way I looked at
2 it is the way I was putting it in.

3 MR. GUSTAFSSON: Basically what you're
4 saying is you're going to retain either the wood or
5 the aluminum outside, rework and put your windows
6 in?

7 MR. CAPOZZOLI: Within the wood box
8 that's already there, not to disturb it. If someone
9 really wanted to go back to the original wood
10 windows, you will be able to do so. We don't
11 destroy that old part.

12 CHAIRPERSON DAVID: Committee members,
13 any comments any questions? Please?

14 VICE CHAIR KARAZIM: The protocol for
15 this -- we do have a protocol. The three sides of
16 the house, the front has to be brought back to the
17 wood double sash double-hung. You can do aluminum
18 clad, but it has to be the no vinyl, no -- but we'd
19 like to see -- technically the standards say take
20 all of those windows out, fix them and put them back
21 in.

22 MR. PATTENAUDE: Yes. And I'm
23 proposing and asking respectfully make me an
24 exception.

25 VICE CHAIR KARAZIM: We can't.

1 MR. PATTENAUDE: Well, here's another
2 thing, guys, I want you to look at. In that
3 neighborhood, I'm asking to let me improve this
4 property. While that neighborhood is falling apart
5 and people are not following the rules and
6 guidelines, I'm trying to improve that home.

7 And when that whole neighborhood has
8 aluminum siding and vinyl windows, and I'm walking
9 through the protocol, you guys are going to reject
10 my proposal where other people are just doing
11 whatever they want.

12 VICE CHAIR KARAZIM: Well if we catch
13 them they're not.

14 MR. PATTENAUDE: I'm not trying to be
15 disrespectful.

16 MR. CAPOZZOLI: I understand why
17 you're here. Wallside doesn't do historical in
18 Detroit too and you've --

19 MR. PATTENAUDE: And like I don't know
20 if it was described well enough. You can't -- you
21 won't be able to tell the difference from a vinyl
22 window and a wood window if you're looking at it
23 from the street. It's going to be a brand new
24 window.

25 VICE CHAIR KARAZIM: See, we're

1 government-guided. There's rules that we have to
2 abide by. It isn't like "be my guest, go ahead."
3 We can't do that. I understand what you're saying.
4 We have usually 1 or 2 people in here every meeting
5 saying please just give me an exception. We can't.
6 The other three sides, we have gotten approval to
7 do.

8 MR. CAPOZZOLI: Anything to the sides
9 and back of the house, you guys don't care?

10 MR. SMITH: The alluminum on the front
11 would have to remain.

12 CHAIRPERSON DAVID: Wallside, do you
13 have what Robert is talking about in terms of the
14 product line?

15 MR. CAPOZZOLI: Yeah, I have a picture
16 of it. I have one in my car.

17 MR. SMITH: The alluminum clad or --

18 MR. CAPOZZOLI: No, we don't have
19 aluminum clad windows. Wallside doesn't build a
20 wood window that has alluminum clad. That's your
21 Anderson, Pellas, and that kind of caliber.

22 Wallside makes a hundred percent vinyl
23 replacement windows. But from that window we use --
24 we bend aluminum and fill that gap in that is what
25 happens when you replace a window.

1 MR. PATTENAUDE: The price difference
2 between the wood window and the vinyl window is
3 about three times difference.

4 VICE CHAIR KARAZIM: We know.

5 MR. PATTENAUDE: And I understand you
6 guys are governed by the government or these other
7 guidelines outside of your reign --

8 VICE CHAIR KARAZIM: Before you came
9 into the neighborhood, it was already decided they
10 were going to deem this protection from people
11 coming in doing what you're saying all of the
12 neighbors are doing.

13 MR. PATTENAUDE: Yeah.

14 VICE CHAIR KARAZIM: City of Pontiac
15 went through, let's just say, a down-stall for some
16 years. And now they're back and they're not doing
17 that any more. So we're picking up where they left
18 off, and when we find people that are doing it,
19 trust me, we are. It's very aggravating for their
20 life.

21 MR. PATTENAUDE: Okay. Here's another
22 thing. I think the socioeconomic population and the
23 demographic of Pontiac can't afford to put these
24 types of windows in their homes that you're telling
25 them that they have to if they want to put windows

1 in their home. Does that make sense?

2 MR. KARAZIM: Actually they can. The
3 product has changed a lot. And value is almost
4 quadrupled in the last two years.

5 MR. SMITH: So what this Board has
6 been able to do is they understood that, so we do
7 allow instead of you having to replace all eight
8 windows with wood, you have the rear and side so
9 we -- we have bend a little bit and take that into
10 consideration. But we hold very stern on the front
11 facade and the windows.

12 CHAIRPERSON DAVID: You understand if
13 you were in Birmingham making a presentation all of
14 the windows around the house would have to be as
15 Robert and Donovan are talking about.

16 MR. PATTENAUDE: Yeah.

17 CHAIRPERSON DAVID: We make that
18 accommodation that you're talking about.

19 MR. PATTENAUDE: Where I'm -- and
20 it -- where I get it. But where I'm talking about
21 that GM district. It's been a mess for 50 years
22 solid. You guys know this better than me.

23 VICE CHAIR KARAZIM: Actually not.
24 Want to talk to him about the --

25 MR. PATTENAUDE: Please enlighten me.

1 CHAIRPERSON DAVID: There is great
2 pride. Let me just share. Great pride in that
3 district now, and it's improving a lot over the last
4 5 to 6 years. And there's just --

5 MR. THOMAS: I'm going to have the
6 floor about the brief history about GM Modern
7 Housing in a second but ten years ago I started a
8 rehab program in there. 2016, it became a
9 committee, and in 2018 it became a bona fide
10 501(c)(3).

11 MR. PATTENAUDE: I read your
12 publications in The Oakland.

13 MR. THOMAS: So -- but -- and so I'm
14 here on another case, but you know, my neighbor just
15 immediately adjacent to me I guess I'll hold this
16 up, the woman that lives in this house has been
17 living there since 1965. And so, she did a total
18 replacement. She had the original windows and doors
19 100 years later, and they had become inoperable.

20 And so she did a total redo and on --
21 as we have been talking about here, on the sides and
22 on the back there was latitude to go to kind of
23 non-historic. Of course the original historic
24 doesn't exist in the purest form, because the total
25 original design doesn't exist.

1 But as Robert has mentioned and
2 several others have mentioned, the idea of trying to
3 get as close as you can on the front to maintain the
4 historic image, historic look and feel of the
5 neighborhood.

6 So I think that you know -- in fact I
7 -- and I'll close on this, there is -- you've got a
8 lot of other things to take care of, but you know,
9 we're -- we understand that, you know, people are
10 limited with dollars and cents, disposable income.
11 But it's to maintain the historic character of the
12 neighborhood. You know, it's just one of the
13 prevailing covenants that goes along with it. And
14 obviously it's a Department of Interior that sets
15 original guidelines, and then the interpretation has
16 to happen here. So I'll leave it there.

17 CHAIRPERSON DAVID: Quentina, that was
18 a guest.

19 MR. CAPOZZOLI: No problem. My
20 question for you guys is if we start getting more in
21 historic, just go by that guideline?

22 VICE CHAIR KARAZIM: Pretty much.

23 MR. CAPOZZOLI: Rob comes to me and
24 says, I can do your windows and we can't touch your
25 front and we won't have to come and meet with you

1 guys every single time?

2 MR. SMITH: Yes. And usually that's
3 how I prefer it. The only reason why this one came
4 is because there was a preference for vinyl over the
5 wood.

6 MEMBER BURCH: Donovan, isn't there an
7 issue if the house is a corner house, for example?

8 MR. SMITH: If the house is a corner
9 house, it has two fronts, so we would have to
10 maintain that.

11 MR. CAPOZZOLI: You have neighbors on
12 either side, don't you?

13 VICE CHAIR KARAZIM: Corner lot.

14 MEMBER HENK: Corner lot.

15 MR. PATTENAUDE: The curve of --

16 VICE CHAIR KARAZIM: Corner of -- two
17 fronts.

18 MR. SMITH: But if you're like I said
19 on the curve, it's just one front on the curve.

20 MR. CAPOZZOLI: Well that's good to
21 know. Is there anything that you have in writing to
22 give that to Wallside of what you guys expect?

23 MR. SMITH: There is a copy put in
24 these letters, so those are those standards that we
25 follow. These are the seven guidelines.

1 MR. CAPOZZOLI: Okay.

2 MR. SMITH: But I do have an actual
3 physical document. I can give that to you.

4 MR. CAPOZZOLI: This states -- I don't
5 know -- there's no need for the physical document.
6 I can use this for our next few sales in Pontiac
7 that I'll just go with that.

8 MR. SMITH: I'll share it with you
9 because I want you to have it.

10 MR. GUSTAFSSON: I think you'd rather
11 have the official guidelines versus something that's
12 committed --

13 MR. CAPOZZOLI: This is relating just
14 to this project. Okay.

15 MR. SMITH: I'll share with you the
16 actual window replacement guidelines.

17 VICE CHAIR KARAZIM: Again, the front
18 house. When you say words like fence, decks,
19 porches, you know, it isn't like we go to Home Depot
20 and get a deck kit to put it on the front of the
21 house. You know, that whole support columns,
22 whatever the roof structure is, all of that's got to
23 go back to the way it was.

24 MR. PATTENAUDE: Here is something,
25 guys. The window -- that bottom right window,

1 northeast window, it's already -- it's not the
2 original window. It's been replaced already. So
3 what does it need to be replaced, when I go ahead
4 and put the window in? Currently it's aluminum and
5 the rest of my windows are wood. So, all of windows
6 are going to get replaced. I was trying to get
7 vinyls over all of my windows. No maintenance, you
8 know.

9 MR. SMITH: So the other windows
10 outside of that one are all original in the front?

11 MR. PATTENAUDE: I would think so,
12 yes. I would think so.

13 MR. SMITH: They appear so?

14 MR. PATTENAUDE: Yeah, they appear so.

15 MR. SMITH: So I would think -- and I
16 have to go back and check, I don't know if the
17 permit was pulled for that one window. I don't know
18 if this Board approved it. If they didn't, I would
19 think it maybe should go back to how the other
20 windows are, that being the, you know, the normal
21 course of thinking.

22 CHAIRPERSON DAVID: So, Donovan, you
23 made an original --

24 MR. CAPOZZOLI: You can safe --

25 MR. SMITH: Say that again.

1 CHAIRPERSON DAVID: Are we ready --
2 Donovan, you made an original recommendation motion
3 for us to consider.

4 MR. SMITH: Yes.

5 CHAIRPERSON DAVID: Are we ready to
6 make that -- entertain that motion?

7 MR. SMITH: Let me just read it over.
8 So let's just discuss the front windows one more
9 time.

10 So the wood frame is going to remain.
11 Now, are you going to repair the fascia or --

12 MR. CAPOZZOLI: We don't repair. No,
13 Wallside doesn't.

14 MR. SMITH: So you don't plan on
15 touching them at all?

16 MR. CAPOZZOLI: Well, if you guys
17 don't approve us replacing those windows.

18 MR. SMITH: That's the direction we're
19 going in. So we are only approving the vinyl
20 windows for the rear and the sides of the home and
21 they must maintain the historical existing grid
22 pattern, which is 302.

23 MR. CAPOZZOLI: We call it 302 only on
24 the top sash.

25 MEMBER HENK: Six over one.

1 MR. CAPOZZOLI: Everybody got their
2 own little --

3 CHAIRPERSON DAVID: I'm going to ask a
4 commission member to make a motion reflecting what
5 Donovan just said.

6 VICE CHAIR KARAZIM: I'll make a
7 motion to HDC 20-19 for the Wallside to proceed on
8 three sides of the house, and the front of the house
9 must be maintained to the original one way or
10 another.

11 MR. SMITH: And the grids must be
12 maintained.

13 VICE CHAIR KARAZIM: And the grids
14 must be maintained, three over two, or six over one.

15 MR. GUSTAFSSON: Whatever is there.

16 VICE CHAIR KARAZIM: Whatever is
17 there.

18 CHAIRPERSON DAVID: Quentina, are you
19 getting that motion okay?

20 THE COURT REPORTER: Yes.

21 CHAIRPERSON DAVID: Okay. Is there a
22 second to that motion?

23 MEMBER HENK: Second, Kathie.

24 CHAIRPERSON DAVID: Kathie. Now is
25 there further discussion by the commission members?

1 MEMBER HENK: Just do we want to say
2 something about when he goes to do the front,
3 whenever that is? Does he have to come back?

4 MR. SMITH: If he wants to change it,
5 if he wants to, then he'll make that application to
6 us, and if it's approvable, he won't have to come,
7 if he repairs or wood like-for-like, he won't have
8 to come back. But if he comes with an alternative
9 material being outside of those two --

10 MEMBER HENK: He would already know he
11 can't do that.

12 MR. PATTENAUE: Aluminum clad.

13 CHAIRPERSON DAVID: Any other further
14 comments? Are we ready for a vote? All in favor
15 indicate 'yes' -- roll call again, Vern.

16 VICE CHAIR KARAZIM: Hang on Rick.

17 MR. GUSTAFSSON: I've got to do a roll
18 call. Vice Chair Karazim.

19 VICE CHAIR KARAZIM: Yes.

20 MR. GUSTAFSSON: Commissioner Henk?

21 MEMBER HENK: Yes.

22 MR. GUSTAFSSON: Chair David?

23 CHAIRPERSON DAVID: Yes.

24 MR. GUSTAFSSON: Commissioner Porter?

25 COMMISSIONER PORTER: Yes.

1 MR. GUSTAFSSON: And Commissioner
2 Burch?

3 MEMBER BURCH: Yes.

4 MR. GUSTAFSSON: Okay. Motion passed,
5 five to zero.

6 AYES: David, Henk, Porter, Burch,
7 Karazim

8 NAYS: (None.)

9 ABSTAIN: (None.)

10 MOTION CARRIES 5-0-0

11 CHAIRPERSON DAVID: So thank you for
12 your presentation. I was sort of surprised that the
13 window -- for -- you seem to be not very
14 knowledgeable about historic commissions.

15 MR. CAPOZZOLI: Who, me?

16 CHAIRPERSON DAVID: Yes.

17 MR. CAPOZZOLI: What are you saying?

18 MR. SMITH: Say it again, Rick.

19 CHAIRPERSON DAVID: I was sort of
20 surprised, it didn't sound like the person from
21 Wallside was very familiar with historic commissions
22 such as what he may --

23 MR. CAPOZZOLI: I am now.

24 VICE CHAIR KARAZIM: He is now.

25 MR. CAPOZZOLI: You guys are more

1 lenient than Detroit. Detroit, it's like -- even
2 Birmingham I couldn't do anything in Detroit. I
3 won't even go and bid Detroit to start with. Go
4 deal with it. I'm not dealing with it. It takes
5 too much time, too much work, too many hours. I do
6 like Pontiac. You gave me what we can do. I'll
7 abide by what you guys -- and I'll give you all my
8 sales in Pontiac in the historical district, I'll
9 make it happen.

10 MR. SMITH: I will share that with you
11 so you have it.

12 CHAIRPERSON DAVID: Thank you very
13 much. Donovan, ready for the next?

14 Donovan, are you ready for the next
15 presentation?

16 MR. SMITH: Yes, I am. So these are
17 the two we switched. So we're going to do 124
18 Oliver first. So that case is HDC 20-23 for 124
19 Oliver. There's a request for demolition coming
20 from many sources. The one probably most prevalent
21 is the Board of Appeals who did order this house
22 down.

23 This one was ordered, if I can find
24 the date here, I believe February 2018. It was
25 ordered down. Being as it is historic district, we

1 have to agree here, if it is to demolished. It was
2 designated as spot slum and blight by the Board of
3 Appeals.

4 VICE CHAIR KARAZIM: Is this the one
5 that caught on fire.

6 MR. SMITH: That's the next one.

7 MR. THOMAS: That's the next one.

8 MR. SMITH: This one has been vacant
9 for I think a little over a decade.

10 MR. THOMAS: 2017.

11 MEMBER HENK: This is one you're
12 talking about?

13 MR. SMITH: Yes. So we do have Dayne
14 here as a representative of the community. He has
15 some history with the applicant, and the property
16 itself, so he's going to share that with us.

17 And then there are these hand-outs
18 here, which is the presentation that he's going to
19 share with you. These documents are all in your
20 e-mail. I sent them out probably 5:50 -- sorry,
21 4:50, so earlier today. You should have got them.

22 CHAIRPERSON DAVID: Yep. Okay.
23 Dayne, if you would make comment, please.

24 MR. THOMAS: Yeah. Thank you, Rick.
25 Am I ready to go?

1 MR. SMITH: Yes.

2 MR. THOMAS: Thanks to everyone. Just
3 kind of to do a formal introduction, I'm Dayne
4 Thomas. I'm Chair of the Pontiac Planning
5 Commission, Chair of President and founder, I guess
6 those are the titles that I have with GM Modern
7 House 501(c)(3) and an owner of a house in GM Modern
8 Housing since 1945. I'm joined tonight by Dennis
9 Schaefer who is Vice Chair of our 501(c)(3).

10 So I'd like to just take a brief
11 second to -- just so -- we're talking about historic
12 district, everyone should have at least a working
13 knowledge of the history.

14 So, I'm just going to walk through
15 this. You have -- basically I have the talking
16 points which is almost like a script, so to make
17 sure that I stay on message, I'm going to basically
18 read through it and you can follow on kind of the
19 script that was passed out to you.

20 So anyhow, GM Modern Housing was
21 developed circa 1919-1926 to accommodate the Oakland
22 Motor employees of the day, which was later to
23 become Pontiac Motor. Oakland Motor second
24 generation manufacturing plant opened in 1926, and
25 this neighborhood was created to accommodate those

1 employees.

2 The manufacturing plant was built upon
3 a corner, cornered by Montcalm, Baldwin, Columbia
4 and Joslyn, and at the time it was the largest
5 self-contained automotive manufacturing plant in the
6 world. So it was a proper prominent development of
7 the day.

8 Residents of GM Modern Housing could
9 walk 300 yards across historic Oakland Park to their
10 jobs at Oakland Motor. DuPont an industrial giant
11 of the day was GM's largest shareholder, and they
12 developed the enclave. There were 261 houses built
13 upon 61 acres and eight repeating styles. In the
14 picture that you see are three of those eight
15 styles. To the left is a suburban, and that happens
16 to be Dennis's house. In the middle is a dutch
17 colonial, and that happens to be my boyhood home and
18 current residence. And to the right, kind of shaded
19 by a tree, is the so-called soapbox.

20 Each house was built to last a
21 lifetime basically. All stucco or all brick; or
22 stucco brick lower level with cedar shakes on the
23 second level, slate roofs, open porches with cedar
24 columns, railings and balusters, hardwood floors,
25 plaster poured over wood lath.

1 So those are materials and
2 construction unaffordable in today's pre-fab world.
3 In fact, 100 years later it's estimated that at the
4 minimum, 250 houses still stand of the 261 and that
5 is 95 percent. So that's extraordinary.

6 I was born in this neighborhood. My
7 family purchased that house in August of '45,
8 although it was built in 1919, but my family
9 purchased the house in August of '45. I was born in
10 September of '45. And so, I have a history of that
11 house and that neighborhood for 75 years, all of my
12 life.

13 A 35-year corporate odyssey took me
14 across the U.S. and Asia-Pacific, but I never lost
15 touch with the neighborhood. I visited each year.
16 And in 2010, as I like to say, I came back to give
17 back, to live and restore my boyhood home and help
18 to restore the neighborhood.

19 And so with that being said, that
20 brings me to 124 Oliver Street, or which I would
21 refer to as an unfortunate 30-year history.

22 124 was purchased -- and these dates
23 are approximate, by the way. I'm not the title
24 business, so I didn't have an opportunity to take a
25 deep dive, but, 124 Oliver was purchased by Fred Im.

1 He's a Korean national, about 1990, and the house
2 was in sound condition at the time. However, and
3 this is the key issue, the slate roof had been
4 replaced with asphalt shingles, and I will say to
5 this day, every house that is standing and
6 structurally sound still has the original slate
7 roof, as does Dennis's, as does mine, as does the
8 neighbor next to me, 100 years later. Everyone that
9 switched out to do something non-historic like this
10 asphalt roof is when problems set in and that's what
11 happened here.

12 Mr. Im sold the house to Lavern
13 Anderson via land contract approximately 2010. At
14 the time of the sale, the asphalt tiles had
15 deteriorated and the roof was compromised.

16 So the roof has leaked, and leaked
17 would be a kind term, since 2010. The house sold
18 via lot land contract, because it would not have
19 passed muster with mortgage inspectors of the day,
20 plus Mr. Anderson, with respect, probably couldn't
21 have passed muster with mortgage lenders.

22 Mr. Anderson defaulted on payments in
23 approximately 2012, citing problematic issues
24 related to an unsound roof. Even though Mr.
25 Anderson defaulted on payments, and here is where

1 things go squirrely crazy, Mr. Im never sought
2 eviction, and so Mr. Anderson continued to live in
3 the residence until 2017.

4 Given that Mr. Anderson defaulted on
5 the contract, and did not own the home, he never
6 engaged in preventative maintenance of any kind. In
7 addition, his financial situation also precluded
8 preventative maintenance, and it never occurred to
9 Mr. Anderson that even though he defaulted on his
10 payments, that he no longer had title or ownership
11 of the house or -- or seemingly occupancy of the
12 house, which is the term I was looking for, I'm
13 sorry.

14 At any measure, 124 Oliver commenced a
15 tragic decline towards dereliction and neglect. The
16 house was determined an unsafe structure in October
17 of 2018, and shortly thereafter added to the
18 demolition list, or as Donovan mentioned in 2018. I
19 participated in a house inspection in spring of 2017
20 to determine that the house could be rehabilitated.
21 In the perfect world, we wanted to save the house,
22 yet here is what we discovered. 80 percent of the
23 roof is comprised and leaking. Daylight was visible
24 from the second level, in other words, you can stand
25 on the second level, look through the ceiling,

1 through the attic and through the roof.

2 The second floors were structurally
3 weak and unsafe. Of course at the bottom line, if
4 it rained outside, it rained inside. And if it
5 snowed outside, it snowed inside. Water damage
6 throughout. Plaster was melting off the walls.
7 Stair treads were missing throughout and the
8 stairways were unsafe. There was a handicapped
9 child about five years old living in this house, of
10 all things, at that time.

11 Water damage, mold and dry rot was
12 abundant. Exterior foundation was cracked.
13 According to professional preservationists and
14 contractors, as well as casual observers, the house
15 was beyond rehabilitation, unless a hundred percent
16 of materials and labor was donated.

17 We tried. We were in a position to
18 get materials donated and labor donated to save this
19 house. However, we then found out that the man who
20 lived there didn't have title to the house, so
21 the -- so that project was scraped. But we tried.
22 We tried with all we could do to save -- to save
23 that house.

24 Current market value for best
25 maintained houses at the moment is \$80,000.

1 Conservatively estimated that a total rebuild of
2 that house is \$150,000, conservatively.

3 So the bottom line is 124 Oliver is
4 beyond feasibility of viable economic
5 rehabilitation, yet we tried once again.

6 On July 12th of 2019, I sent a very
7 respectful letter via Federal Express to Mr. Im,
8 proposing that GM Modern Housing would work
9 collaboratively to try to find an amenable
10 resolution to all of the problems. Upon receipt of
11 the letter, Mr. Im called me nearly immediately.
12 Mr. Im was he grateful that I reached out because he
13 was at a loss regarding his options. I offered
14 help, and Mr. Im anxiously sought my guidance. I
15 gave proper and respectful guidance.

16 A flurry of e-mails and phone calls
17 ensued, and I'll share if they're requested. Mr. Im
18 said he planned to visit Pontiac in September. That
19 was approximately 60 days after he received my
20 letter. He promised to contact me, although he had
21 not visited Pontiac in the past ten years. True to
22 his word, Mr. Im visited 124 Oliver in
23 September 2019 to inspect the house, yet he broke
24 his word because he did not contact me even though I
25 live directly across the street.

1 In turn, acknowledging that he was not
2 going to visit me, I walked across the street to
3 talk to Mr. Im and found him sadly to be aloof and
4 defiant.

5 Seemingly, after conferring with his
6 attorneys, Mr. Im was instructed to break off
7 communication with me, and/or GM Modern Housing in
8 the words -- in the vernacular of the day, he
9 lawyered up.

10 The Historic Commission needs to know
11 that Mr. Im is a well paid teaching fellow at
12 Harvard. So he is not a hardship case, and
13 moreover, 124 is not his primary residence. In
14 fact, while Mr. Im goes freely about his business in
15 the State of Massachusetts, on the other hand
16 residents at GM Modern Housing daily have to tend
17 with unsightly property, overgrown grass and shrubs,
18 litter, blight and the perils of an unsafe property.

19 So in summary, GM Modern Housing
20 501(c)(3) have impeccable track record of saving
21 long derelict houses throughout the enclave, and one
22 of the things that we sent the other day was, again
23 in an e-mail to you, was a document titled, mission
24 statement, accomplishments, and future projects.
25 And the accomplishments highlight what we have

1 accomplished in 2016. I think it's a rather
2 extraordinary achievement list.

3 But anyhow, just within the last
4 number of years, 15 vacant derelict houses on Oliver
5 Street alone, we have inspired and facilitated the
6 restoration starting at Oliver and Joslyn, they're
7 in numeric order: 218 Oliver, 212, 205, 201, 197,
8 161, 148, 144, 119, 109, 108, 82, 64, 51 and 47
9 Oliver that we have inspired and helped and guided
10 and instructed on how to proceed to restore those
11 homes.

12 By every measure, we have improved the
13 livability and walkability of the enclave. But let
14 us remember, GM Modern Housing graciously extended a
15 helping hand to Mr. Im to find an amenable
16 resolution.

17 Although Mr. Im promised to meet when
18 he visited, yet he declined to meet after he arrived
19 on site. When approached, he was defiant and aloof.
20 Essentially what I find, well, disrespectful. He
21 essentially taunted the residents and taunted the
22 Code Enforcement Department of the City of Pontiac,
23 thinking that he was above reproach.

24 Let us also remember the house, 124
25 Oliver, was declared an unsafe structure, therefore,

1 deemed a public nuisance and placed on the
2 demolition list.

3 So the house and surrounding property
4 are unsafe for residents and children alike, but the
5 fact that is most troublesome and overlooked is that
6 the dereliction of 124 Oliver Street negatively
7 impacts property values of every homeowner who works
8 to preserve the investment and improve the integrity
9 and viability of the neighborhood within GM Modern
10 Housing. Said another way, the residents pay a
11 price each day for Mr. Im's defiance and neglect.

12 So final statement, therefore, it is
13 with regret that we are unable to help Mr. Im,
14 and/or save the house at 124 Oliver Street, so we
15 propose and seek your legal action cited in previous
16 correspondence. Thank you very much. That is --
17 Dennis, anything you'd like to add?

18 MR. SHAFFER: Well, it was well said,
19 and I appreciate that. Dayne has done so much in
20 our community over the years to help us raise the
21 bar of what's possible to embrace these historical
22 homes, and we need to be the example to see the
23 example, to see the change. And it's happening.
24 But these eyesores like this just are something that
25 you see every day in front of your home, around your

1 area, and you look at it and go oh my gosh, if they
2 could only change it, if they could only improve it.
3 Well, it's not happening here. We need help in this
4 particular area. Thank you.

5 CHAIRPERSON DAVID: Thank you. So
6 commission members, do you have any questions for
7 Mr. Thomas or Shaffer -- or Dayne?

8 VICE CHAIR KARAZIM: Who owns it?

9 MR. THOMAS: Well, Im still owns it.

10 VICE CHAIR KARAZIM: Are you going to
11 sue him? What are you going to do?

12 MR. THOMAS: Well, now, when we got
13 together with -- great question. We conducted the
14 meeting on site on Friday, July 17th. We had Tony
15 Chubb, we had Vern, and everyone else was copied in
16 and even though not everyone could get on site. The
17 original proposition that I put in front of Tony,
18 Vern, et al, was that they've exhausted our
19 patience, and in a court of law -- in a court of
20 law, you want to be deemed as fair.

21 So we proposed that a letter be
22 written to Mr. Im, presumably on the pen of Tony
23 Chubb on behalf of the City, saying that his house
24 has been cited unsafe structure and all of the other
25 citations, to which there are quite a few. And that

1 he no longer could evade, you know, correspondence.
2 He needs to bring the house up to code. He'll be
3 given 12 months to bring the house up to code with
4 specific intervals. 90 days to assess the work,
5 pull applicable permits, commence the work, as soon
6 as permits and no later than 180 days, and complete
7 the work in 360 days; or if he missed any one of
8 those timelines, he would be considered in default.
9 Once again, the house is on the demo list.

10 Or he would have the option to sell
11 the house within 30 days -- or 90 days, and/or the
12 new owner would have the responsibility to meet that
13 12-month guideline.

14 VICE CHAIR KARAZIM: Sure. Sure.
15 What's -- is there taxes due on it? I can't believe
16 this is sitting there in Oakland County.

17 MR. THOMAS: That's a great point, by
18 the way. Taxes are not going to inspire anyone. My
19 summer taxes --

20 VICE CHAIR KARAZIM: Well, three years
21 they lose it.

22 MR. GUSTAFSSON: My understanding from
23 your attorney and also Tony Chubb is what they do is
24 after three years, when it comes to that third year,
25 they pay that first year so it went into --

1 MR. THOMAS: He doesn't have any heavy
2 lifting paying this. My summer taxes are coming up.

3 VICE CHAIR KARAZIM: I'm not trying to
4 be an -- I'm just trying to understand because we've
5 been in this position before with people out of
6 town. This is a battle. This isn't -- oh, I tore
7 down your house, here is a bill. I mean, you can
8 but -- there is things that -- I'm trying to figure
9 out what's happening, that's all.

10 MR. GUSTAFSSON: So basic bottom line
11 is that after a period of time, my understanding is
12 that twice it went into foreclosure. He pays the
13 minimum that lets it go for another couple years,
14 and then does it again. And then what happens with
15 regards to -- so as Dayne just laid out were some
16 options. What we concluded in that meeting that we
17 had was nobody wants to wait any longer. We want
18 to --

19 VICE CHAIR KARAZIM: I think you guys
20 are right on the money.

21 MR. GUSTAFSSON: What we did is --
22 Code Enforcement now is giving Lavern Anderson two
23 tickets --

24 MEMBER HENK: Is he still living in
25 the house?

1 MR. GUSTAFSSON: No. No. So Code
2 Enforcement, as we go through this process to get
3 the HDC to approve this home, along with 39 Ivy to
4 come down, we can then -- because we have got all of
5 the documentation that we supplied to you to
6 illustrate all of that, is to then go to the next
7 step to get it on the list, that 17, and then --

8 VICE CHAIR KARAZIM: I'd make a motion
9 on this house --

10 MR. GUSTAFSSON: -- demolished and
11 then Tony Chubb is on board, along with Nate to get
12 this moving.

13 CHAIRPERSON DAVID: So would somebody
14 repeat what Vern said, succinctly what Vern just
15 said?

16 VICE CHAIR KARAZIM: Say that again,
17 Vern.

18 CHAIRPERSON DAVID: I was to
19 succinctly hear what Vern just said.

20 MR. GUSTAFSSON: What I was doing,
21 through the Chair, was explaining in regards to
22 Dayne did a good job in regards to providing some
23 alternatives. What we concluded in a meeting,
24 roughly about a month or so ago, we said that we're
25 not going to wait any longer, and so, Code

1 Enforcement is writing tickets to the gentleman who
2 is on the land contract Lavern Anderson. And he's
3 getting tickets right now of \$500, or \$1,000 a week.

4 VICE CHAIR KARAZIM: That land
5 contract is recorded, right?

6 MR. GUSTAFSSON: Yes, it is. We found
7 that out, yes. It's still a document between Lavern
8 and the original owner.

9 MR. THOMAS: That brings up an issue I
10 think we need in seeking your help. Because this is
11 not going to be the only case because we have got
12 seven other -- probably ten other houses, seven of
13 which in our neighborhood that are owned by Oakland
14 County Treasurer.

15 So, we need to set a precedent with
16 your help. So let me go back to the land contract.
17 As I mentioned in the narrative, Im has never cited
18 Lavern Anderson for default of the contract. So
19 technically, legally, Lavern Anderson, even though
20 he hasn't paid a nickel since 2012 still owns the
21 contract. Now somehow, I don't know whether -- he
22 certainly wouldn't have contemplated that up front.
23 Because, I have to tell you, he's an academic, but
24 he's financially illiterate. He doesn't, but he is
25 financially illiterate. And Lavern Anderson, with

1 respect, is financially illiterate. Lavern didn't
2 understand that when he defaulted that he didn't own
3 the house.

4 So, I think that we have to find a way
5 to resolve that land contract. Because right now,
6 all of the citations going to Lavern Anderson. You
7 know that ain't going to -- you know, that ain't
8 going to do anything.

9 MR. GUSTAFSSON: We understand that,
10 but those continuous tickets could also provide some
11 documentation and encourage Enforcement to get this
12 resolved, and this is where we are today. And so,
13 those can be -- those tickets could be put on a lien
14 also on that to be paid also. So even though he has
15 a land contract, that still original owner, Im or
16 whatever his name is.

17 MR. THOMAS: Im.

18 VICE CHAIR KARAZIM: Totally liable.
19 So if this goes to a tear-down, I mean, you can send
20 him the bill.

21 MR. THOMAS: That's exactly right.

22 VICE CHAIR KARAZIM: Let's make a
23 motion to support this.

24 CHAIRPERSON DAVID: I'd like to have
25 Ken talk. He's the attorney among us.

1 MEMBER BURCH: Well, no, I just have a
2 question. Procedurally I'm concerned about in the
3 past the City has come to us after they have deemed
4 the property ready to be torn down. So I'm
5 concerned that if we make a -- if we make a motion
6 to tear it down now, before the City comes before
7 us, then are we acting out of order? I guess that
8 question is to actually to Vern and Donovan.

9 MR. SMITH: The Board of Appeals did
10 pass a resolution to order it down.

11 MEMBER BURCH: Say that again, please.

12 MR. SMITH: In February of 2018, the
13 Board of Appeals did order it down via resolution.

14 MEMBER BURCH: Okay.

15 MR. SMITH: So he is asking before it
16 went to Board of Appeals to be demolished it did not
17 come to HDC. It is now after it was ordered down by
18 the Board of Appeals that now we're requesting that
19 it be --

20 MR. GUSTAFSSON: Your question,
21 Commissioner Burch, that the administration, the
22 Mayor, the Deputy Mayor, the building official,
23 everyone that we need to contact does know that
24 these two properties are being requested of the HDC
25 to recommend approval to demolish these homes.

1 MEMBER BURCH: That's fine. Thank
2 you.

3 VICE CHAIR KARAZIM: You know me.
4 Everybody is bound and determined (inaudible) with
5 you. This is not a question of -- we're playing a
6 game of chess here, right? This is all we're
7 playing.

8 So the part I needed to know is are
9 you guys ready? Are you ready for a motion, guys?
10 Ken, do you want to make a motion?

11 MEMBER BURCH: Sure. I'll make a
12 motion that we approve as presented to have the
13 property demolished.

14 MR. SMITH: HDC 20-23.

15 MEMBER HENK: Second.

16 CHAIRPERSON DAVID: Okay. Is there
17 any discussion? Further discussion? Okay. Then if
18 not, all in favor indicate by saying "yes"?

19 VICE CHAIR KARAZIM: Roll call, Rick.

20 CHAIRPERSON DAVID: Okay. I'm sorry.
21 Okay.

22 MR. GUSTAFSSON: Commissioner Burch?

23 COMMISSIONER BURCH: Yes.

24 MR. GUSTAFSSON: Commissioner Henk?

25 COMMISSIONER HENK: Yes.

1 MR. GUSTAFSSON: Commissioner Porter?

2 COMMISSIONER PORTER: Yes.

3 MR. GUSTAFSSON: Vice Chair Karazim?

4 VICE CHAIR KARAZIM: Yes.

5 MR. GUSTAFSSON: Chair David?

6 CHAIRPERSON DAVID: Yes.

7 MR. GUSTAFSSON: Okay. Motion passes,

8 5-0.

9 AYES: David, Henk, Porter, Burch,

10 Karazim

11 NAYS: (None.)

12 ABSTAIN: (None.)

13 MOTION CARRIES 5-0-0

14 MR. THOMAS: We tried to valiantly to
15 save the house, and you could tell, but obviously to
16 no avail.

17 CHAIRPERSON DAVID: So Donovan, are we
18 ready to go to the next case?

19 MR. SMITH: So the last case we have
20 is GM Modern Housing --

21 CHAIRPERSON DAVID: Donovan, I'm
22 sorry --

23 MEMBER BURCH: I have a quick question
24 to Dayne. Is the property open to trespass also?

25 MR. THOMAS: No, it's locked. I

1 wouldn't call it terribly secure, but it is locked
2 and it's not open to trespass.

3 MEMBER BURCH: Thank you.

4 CHAIRPERSON DAVID: Okay, Donovan.
5 The final presentation.

6 MR. SMITH: The final presentation is
7 HDC 20-22, is another historic property in the GM
8 Modern Housing District, 39 Ivy Street. Again, this
9 home did appear before the Board of Appeals this
10 year in February of 2020.

11 Due to a notice of the home is in
12 disrepair, and appears to be a rehab project, it is
13 a previous house fire. I do not have the exact date
14 of the house fire. But due to notes of hearing
15 there was not in attendance by a property owner to
16 maintain or speak on behalf of the home when it was
17 designated as a spot blight. So therefore on
18 February 20th this year it was also ordered for
19 demolition. Being a historic home, this Board has
20 to approve or permit a demolition of homes. And I
21 don't know, Dayne, you want to --

22 MR. THOMAS: Just to a mini history on
23 this one, because it doesn't -- it is not an exact
24 mirror or 124, but it's close. That house -- so
25 here we are, 124 which is very close to the

1 intersection of Oliver and Hammond.

2 39 Ivy is basically at the
3 intersection of Oliver and Ivy, or about 250 yards
4 to the north. So it basically bookends the street.
5 That's kind of a bad look when you drive into the
6 neighborhood. You've got all these nice looking
7 houses in the middle and when you come into the
8 neighborhood you see these houses. The house was
9 vacant -- vacated somewhere around the mid-1990s,
10 I'll call it 1995. It remained vacant, derelict
11 until I started my community garden project, which
12 is directly across the street.

13 At that time, all four corners were
14 vacant, derelict. And I have to say, doing the
15 community garden, a three city parcels was
16 transformation. It changed the whole -- it changed
17 a dump into a proper looking orchard vineyard, a
18 community garden.

19 So at that point in time it went up on
20 auction, or it had been on action for awhile, and
21 all of a sudden, prospective buyers started circling
22 around. And it went to auction and it was purchased
23 by a management company -- do you remember the name?
24 Anyhow, large management company. They owned 70, 80
25 houses around the city. All of them distressed

1 properties. So, they have no austenitic vision.
2 They were just looking to (inaudible) to Section 8
3 buyers. Now I have a warm spot in my house for
4 Section 8 because everyone should have a roof over
5 their head. But GM Modern Housing can't be the home
6 for all the Section 8 people.

7 So the Section 8 folks come in there,
8 they have their own problems. You know, they don't
9 have any garden tools, shovels, rakes, whatever,
10 barely afford to get in there. It was only a matter
11 of time until they stopped or were unable to pay
12 rent. Obviously missed one or the other three
13 months. They were given an eviction notice. They
14 were forced out of the house, and not so
15 surprisingly, there was a fire probably --

16 VICE CHAIR KARAZIM: Took the house
17 with it.

18 MR. THOMAS: The house sat there I
19 think for the past nine months. And so it is
20 another variation of 124. It is literally --
21 figuratively and literally beyond economic viable
22 rehabilitation. So that's why we're seeking
23 demolition. Thank you.

24 MR. SMITH: Do you plan on extending
25 the garden if it is taken, Dayne?

1 MR. THOMAS: Originally I was going to
2 make that a winery before those people -- so much
3 for that.

4 VICE CHAIR KARAZIM: Does this have a
5 slate roof?

6 MR. THOMAS: No, it's got little
7 sections of slate. There's -- they have got a patch
8 work cobbled together job.

9 VICE CHAIR KARAZIM: I know your
10 house. I know everyone needs 1 or 2 or 3 or
11 5 pieces --

12 MR. THOMAS: Can I tell you an
13 anecdotal story? 124, every house in there that
14 switched out slate to asphalt or something else, you
15 basically could wait until the spring here comes
16 Acme roofing company, you know, after a big
17 rainstorm, walking around, tapping on the doors, Mr.
18 Karazim, just in the neighborhood here working on a
19 couple of houses. You've had an awful lot of rain
20 here lately. Have you had any leaks on your roof?
21 And everybody every once in a while, "Yeah, I have
22 had a leaked."

23 Well, inspectors go up on the roof do
24 a half-baked inspection, they're not looking to find
25 anything. They want to come down and say, "Well,

1 Mr. Karazim, this is really -- we have really
2 uncovered some real problems. Now we can take off
3 all of your slate and we can put on a \$12,000
4 asphalt roof." Translation, the asphalt roof will
5 last ten years. The slate we can salvage for
6 \$8,000, and so that's how 124 ends up, and all of
7 those other houses like that. But, yeah, the
8 salvage is --

9 CHAIR DAVID: Robert, what were you
10 suggesting?

11 VICE CHAIR KARAZIM: Well, I was
12 suggesting that here's another one, I don't care if
13 you tear it down. Let's proceed forward. But
14 before it gets torn down, we have to put a plan
15 together to save the slate. I don't care if it's
16 20 feet. 20 feet is -- they make a weird tools.
17 Have you ever seen the tools that take off slate?

18 UNKNOWN SPEAKER: Flat bar?

19 VICE CHAIR KARAZIM: Yeah, it's kind
20 of like a flat bar, but it's like a T with a hook,
21 you just slide it under and you pull the nail out.
22 And they fit in these milk carts perfectly. But,
23 that is a this year project, right? It's to a point
24 where, you know -- next year?

25 MR. GUSTAFSSON: Right now we're what

1 we call batches. We're on batch 17. It's all part
2 of looking at maybe some block grant dollars and
3 some other funds that the Mayor has available, and
4 we'll make sure that these two get on that current
5 list of 17.

6 VICE CHAIR KARAZIM: Ready for a
7 motion?

8 CHAIRPERSON DAVID: What did Vern just
9 say?

10 MR. GUSTAFSSON: I said we'll bring it
11 back and actually add it to batch 17, which is what
12 we look at in regards to using block grant dollars.
13 We're pretty much -- have finished up using it, but
14 we have other dollars available for demolitions, for
15 residential demolitions.

16 So I would hope that -- my plan is get
17 these two demolished this year.

18 CHAIRPERSON DAVID: So, but what I'm
19 hearing Robert say that we want to surplus, we want
20 to get some of the good things that are in those
21 houses and retain them, is that what you -- is that
22 what you want, Robert?

23 VICE CHAIR KARAZIM: Yes.

24 MR. GUSTAFSSON: He wants to do a
25 Sunday brunch over at Ivy and grab some slate.

1 CHAIRPERSON DAVID: A typical firm
2 that is going to take down these houses don't care
3 about what things are. I think we have to work with
4 them to make sure; is that correct? That what you
5 want to save?

6 VICE CHAIR KARAZIM: I want to make
7 this part of the motion.

8 MR. GUSTAFSSON: You have to redo it
9 then because we have a motion that's done. You have
10 a --

11 VICE CHAIR KARAZIM: We didn't have a
12 motion for this one, did we?

13 MR. SMITH: Motion to add to the first
14 one.

15 MR. GUSTAFSSON: Amend your motion.
16 Kenny made the motion, he seconded it.

17 VICE CHAIR KARAZIM: Amend the motion.

18 CHAIRPERSON DAVID: Please make a
19 motion.

20 VICE CHAIR KARAZIM: Subject to slate
21 removal. We can't let these go by without --

22 MR. SMITH: I agree 100 percent. The
23 windows.

24 VICE CHAIR KARAZIM: All those
25 windows, if the original windows, put 27 other

1 houses --

2 MR. SMITH: They may be singed on the
3 inside, but --

4 VICE CHAIR KARAZIM: We come back to
5 the same thing, where are they going to go?

6 MEMBER BURCH: Rob?

7 VICE CHAIR KARAZIM: Yeah.

8 MEMBER BURCH: I probably should wait
9 until you make the motion, but my concern is that
10 whether or not we have the authority to do what
11 you're saying, as far as being able to -- because we
12 have no ownership interest in the property. So to
13 be able to put it on the record that we're going to
14 take something from the house -- I understand what
15 you're saying and I agree with it, I just don't know
16 if we can do that.

17 VICE CHAIR KARAZIM: Well, I think
18 you're right on the money, but for us to tear it
19 down, there's a lot of legal proceedings that have
20 to go forward.

21 MEMBER BURCH: Right.

22 VICE CHAIR KARAZIM: I guess what I
23 think --

24 MR. SMITH: Are you just saying you
25 don't want the record to reflect that we're taking

1 materials out of the home?

2 MEMBER BURCH: Exactly, because
3 somebody may -- they may appeal this to a court to
4 try to, you know, stop the demolition or whatever.
5 I don't think that should be a part of the record.

6 VICE CHAIR KARAZIM: Ulterior motives,
7 they want to take parts, the slate.

8 Thank you, Ken.

9 CHAIRPERSON DAVID: So please restate
10 your motion.

11 VICE CHAIR KARAZIM: You made the
12 motion.

13 MEMBER BURCH: I made the motion on
14 the first house. It's the same. I would make the
15 motion that this house be demolished also.

16 MEMBER HENK: And I seconded it.

17 MR. SMITH: HDC 20-22.

18 MR. GUSTAFSSON: Commissioner Burch?

19 MEMBER BURCH: Yes.

20 MR. GUSTAFSSON: Commissioner Henk?

21 MEMBER HENK: Yes.

22 MR. GUSTAFSSON: Chair David?

23 CHAIRPERSON DAVID: Yes.

24 MR. GUSTAFSSON: Vice Chair Karazim?

25 VICE CHAIR KARAZIM: Yes.

1 MR. GUSTAFSSON: And Commissioner
2 Porter?

3 COMMISSIONER PORTER: Yes.

4 MR. GUSTAFSSON: Motion passes 5-0.

5 AYES: David, Henk, Porter, Burch,
6 Karazim

7 NAYS: (None.)

8 ABSTAIN: (None.)

9 MOTION CARRIES 5-0-0

10 MR. THOMAS: Thank you very much.

11 MR. SMITH: I want to share a couple
12 of things; now I have a question. So when we --
13 prior to last year, these two cases we did, we did
14 not issue certificate of appropriateness to demolish
15 these historic homes, because it would not be
16 appropriate. So what we are issuing are notices to
17 proceed with the demolition. That is new language
18 that we got when we updated our historic district,
19 our preservation.

20 So prior to last year, I don't think
21 we had a formal process to address the demolition of
22 some of these homes. So that's a big win that we
23 picked up over the past year. So I just wanted to
24 share that win. And then you pulled on my heart
25 strings when you said there was a kid lived in this

1 home.

2 MR. THOMAS: It was heart-breaking.
3 It was heart-wrenching.

4 MR. SMITH: It was just -- I don't
5 know how to --

6 MR. THOMAS: We tried to -- just for
7 what it's worth, at the time that -- again, he
8 thought he owned the house. And so we -- I've got a
9 relationship with Lowe's, (indecipherable)
10 participated in the inspection, you know, we thought
11 all of us together we could cobble together a
12 donation of materials, donation of labor. And we
13 were well along that track. We then sort of - to
14 proceed, we needed to find alternate house for
15 Lavern Anderson.

16 So we took him to a church over on the
17 east side, and I can't remember the name of the
18 church, Lavern Anderson, African-American,
19 African-American church, but anyhow, we talked to
20 him about he can't live in this house anymore with
21 this handicapped child. Can you find some
22 accommodation. And so we were able to find an
23 accommodation for him.

24 Well, then as we started to do some
25 research, we found out that he defaulted on the

1 payments, he owned -- had no interest in the house,
2 legal interest at all. And so all of that -- what I
3 guess if there was any good news is that we helped
4 get that handicapped child out of that house. There
5 was only -- Dennis has the same model house. So the
6 largest bedroom is in the front. And so they had
7 sought refuge in that front bedroom. Although it
8 was leaking in the front bedroom, it was the only
9 room that had the least amount of water sort of
10 through.

11 The stair treads going upstairs, let's
12 just say that there are 15 stair treads. Seven of
13 them were missing. On the stairs going downstairs,
14 probably equal number, same thing, half of them were
15 missing. And the floors were unstable; plaster is
16 falling off the wall. It was really gut-wrenching.
17 But we do feel good, I think, that we found at least
18 an alternate home. I see Lavern Anderson. He got a
19 job with OLHSA, so I don't know exactly where he's
20 living, but we -- it didn't work out according to
21 plan, but it worked out at least it got him out of
22 that house because sooner or later they would have
23 had no other options.

24 VICE CHAIR KARAZIM: You can quitclaim
25 deed for him for a dollar to give it back to the

1 other guy and get him out of the picture.

2 MR. SMITH: That's a good idea.

3 VICE CHAIR KARAZIM: Could he
4 quitclaim it to you?

5 MR. THOMAS: I hadn't thought of that,
6 but that's brilliant.

7 VICE CHAIR KARAZIM: All he has to do
8 is quitclaim it and go to court.

9 MR. SMITH: Even if he didn't finish
10 the contract?

11 MR. THOMAS: Doesn't matter. He just
12 gave it away.

13 MR. GUSTAFSSON: That was kind of
14 discussed among with Tony and Nate.

15 CHAIRPERSON DAVID: Donovan, Dayne?

16 MR. THOMAS: We can explore that.

17 MR. SMITH: I wanted to share those
18 things. Glad it worked out. Those were my two or
19 three things.

20 MR. GUSTAFSSON: I have a -- a -- this
21 is going to probably a -- for the rest of the
22 Commission, on August 31st, in front of the Zoning
23 Board of Appeals --

24 MR. THOMAS: I'm going to let you
25 finish your business, so --

1 MR. GUSTAFSSON: Just to let you know,
2 Zoning Board of Appeals is meeting 100 North
3 Saginaw, it's coming before the ZBA. I want to let
4 you know because the last meeting we did in front of
5 the Zoning Board of Appeals, we did do it in person.
6 So I'm going to send you the information pack once
7 that gets done because I want to get your support to
8 be there. I understand and --

9 VICE CHAIR KARAZIM: I want this to be
10 in person.

11 MR. GUSTAFSSON: That's what I'm
12 saying. Do you want to adjourn?

13 CHAIRPERSON DAVID: Donovan? Donovan?

14 MR. SMITH: Yes.

15 CHAIRPERSON DAVID: Rick, there was
16 the home on Ottawa Drive that was given a permit may
17 have not been done correctly. And I stopped -- the
18 house was supposed to be like for like. And I
19 wasn't sure of the status now of that. They have
20 not been building since then. I gave them an
21 application for this Commission. Do you know where
22 that stands?

23 MR. SMITH: Do you know the address?

24 VICE CHAIR KARAZIM: That's the one
25 you said had aluminum trim?

1 CHAIRPERSON DAVID: Yeah, aluminum
2 trim. 2-something. I lived at 227. It's right
3 next door.

4 MR. SMITH: It's next to 227?

5 CHAIRPERSON DAVID: It was given in
6 error.

7 MR. GUSTAFSSON: Also, 344 Iroquois,
8 that one there we got prices for enhance abatement,
9 and Jane just needs to sign it and we're going to
10 tear it down.

11 VICE CHAIR KARAZIM: What about the
12 church?

13 MR. GUSTAFSSON: It wasn't included
14 within the historic district and they got permits or
15 something. I thought everything was okay. Yeah,
16 sorry.

17 VICE CHAIR KARAZIM: I thought the
18 hole inside the loop was --

19 MR. SMITH: It appeared that way, but
20 it's kind of piecemealed.

21 MR. GUSTAFSSON: There's a map on our
22 website, on the Historic District Commission, and it
23 shows the buildings that are and are not. It's kind
24 of surprised, but we have been taking anything
25 within the loop --

1 MR. SMITH: And treating it as such.

2 MR. GUSTAFSSON: -- treating it as
3 such. Might be illegal --

4 MR. SMITH: Good practice though.

5 MEMBER HENK: Vern, just one thing.
6 Is there any way to make the -- when they work on
7 that 100 building to do some sort of abatement?
8 Because that drive is on everything, it's like you
9 stand there and it's snowing on you.

10 MR. GUSTAFSSON: I know.

11 MR. SMITH: That's why we don't like
12 Dryvit, it flakes, it falls off.

13 MEMBER HENK: It's everywhere.

14 MR. GUSTAFSSON: Put it this way, I'm
15 not going to recommend approval to that to the ZBA.

16 MEMBER HENK: Okay.

17 MR. GUSTAFSSON: I'm --

18 MR. SMITH: Do we want to adjourn this
19 meeting before we have anymore sidebar?

20 CHAIRPERSON DAVID: Quentina, is there
21 anything -- any comments -- are you okay with all of
22 the last hour and a half worth of meeting?

23 THE COURT REPORTER: I'm fine.

24 CHAIRPERSON DAVID: So I would look
25 for a motion to adjourn?

1 MEMBER BURCH: Make a motion to
2 adjourn.

3 VICE CHAIR KARAZIM: Motion to
4 adjourn.

5 CHAIRPERSON DAVID: Kenny already made
6 that.

7 MEMBER BURCH: It doesn't matter.
8 Second.

9 CHAIRPERSON DAVID: All any favor say
10 "aye".

11 (All ayes.)

12 CHAIRPERSON DAVID: Opposed?

13 (None opposed.)

14 (Meeting concluded at or about the
15 hour of 7:40 p.m.)

16

17 Minutes certified by:

18

19

20



21

/s/ Quentina Rochelle Snowden, CSR-5519

22

QRS Court Reporting, LLC

800.308.0068, 810.691.4226

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Certified on: September 18, 2020

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CITY OF PONTIAC
Department of Building Safety & Planning
PLANNING DIVISION

Mayor Deirdre Waterman

Date: December 4th, 2020

To: Historic District Commissioners

From: Donovan Smith
City Planner

Re: Historic District Commission 2021 – Regular Meeting Schedule

Recommended Motion:

Move to adopt the following Historic District Commission regular meeting schedule for January through December 2021, on the second Tuesday of each month at 6:00PM:

January 12, 2021

February 9, 2021

March 9, 2021

April 13, 2021

May 11, 2021

June 8, 2021

July 13, 2021

August 10, 2021

September 14, 2021

October 12, 2021

November 9, 2021

December 14, 2021