



CITY OF PONTIAC

Pontiac Michigan 48342
Department of Building Safety & Planning
248-758-2800/FAX 248-758-2827

Historic District Commission

TUESDAY – September 14, 2021 - 6:00 P.M.

47450 Woodward, Pontiac. City Hall | Lion's Den

AGENDA

1. CALL TO ORDER:
2. ROLL CALL:
3. COMMUNICATIONS:
4. MINUTES FOR REVIEW: June 8, 2021
July 13, 2021
August 10, 2021
5. HISTORIC DISTRICT REVIEW:
6. UNFINISHED BUSINESS:
 - 6.1. 46 N Saginaw – Update & Communication
7. NEW BUSINESS:
 - 7.1 HDC 21-25 – 184 Chippewa – Accessory Structure Demolition
8. PUBLIC COMMENTS:

1 PONTIAC CITY HISTORIC DISTRICT
2 TUESDAY, AUGUST 10, 2021, 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. Ken Burch
10 Comm. Kathie Henk
11 Comm. Linda Porter
12

13 FROM THE CITY: Donovan Smith, City Planner
14 Vernon Gustafsson, City Planner
15

16 ALSO PRESENT:
17 Peter and Vera Camaj
Joan Johnson
18 Scott and Annette Berard
Sue Sinclair
19 Don and Nancy Calendine
Heather and Bryce Neal
20 Elida Reyes
Gary Levitt
21 Lawrence Cormier
Dean Soupel
22

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

1 Pontiac, Michigan

2 Tuesday, August 10, 2020

3 6:10 p.m.

4 CHAIR DAVID: Well, good evening. I would
5 call the August 10th meeting of the Historic District
6 to order.

7 If, Donovan, you would do roll call, please.

8 MR. SMITH: All right. Rick -- Commissioner
9 Rick David?

10 CHAIR DAVID: Here.

11 MR. SMITH: Robert Karazim?

12 COMM. KARAZIM: Here.

13 MR. SMITH: Linda Porter?

14 COMM. PORTER: Here.

15 MR. SMITH: Kenneth Burch?

16 MR. BURCH: Here.

17 MR. SMITH: Kathie Henk?

18 MS. HENK: Here.

19 MR. SMITH: All right. We have all present.
20 We have a quorum.

21 CHAIR DAVID: We have a quorum. Thank you
22 very much.

23 MR. SMITH: And what time did we start this
24 meeting?

25 COMM. KARAZIM: 6:10.

1 MR. SMITH: 6:10.

2 CHAIR DAVID: Communication. Is there
3 anything in the Communication you wanted to talk about
4 in this segment or do you want to wait until later?

5 MR. SMITH: We have no new communications.

6 CHAIR DAVID: We have no new communications.
7 And minutes for us to look at?

8 MR. SMITH: We are going to look at June and
9 July minutes next month.

10 MS. HENK: Okay.

11 CHAIR DAVID: So I welcome -- we normally
12 don't have the -- normally tabernacle choir at our
13 meetings. And you sing or what; what is your claim to
14 fame? But we welcome you. We welcome you. There are
15 historic commissions -- just for a little background,
16 there are historic commissions all across the country.
17 In Oakland County, there are as well. We follow ten
18 regulations or recommendations from the Department of
19 Interior of the United States Government, the Federal
20 Government. And we -- and we look at a number of
21 neighborhood districts.

22 We look at Seminole Hills. We look at
23 Franklin Boulevard's historic district. We look at the
24 downtown area. We look at Fairgrove, and those are
25 several. And then we also look at the Modern Historic

1 District which is off Perry. There are also houses and
2 others right now that those are the neighborhoods that
3 we look at.

4 And we take our job very seriously. You
5 know, these historic districts are so important to a
6 city like Pontiac. And many times real estate people
7 come in and they don't tell the would-be buyer what
8 needs to be done and the regulations and these things.

9 We are only looking at the exterior of a
10 home. The interior of the homes are the buyers'
11 decisions. So we look at windows and we look at
12 porches and we look at garages. You know, and then it
13 depends if it's a corner lot, that's different than --
14 than -- and so on.

15 And so the members here take our role
16 seriously. And Donovan is from the Planning Department
17 and he assists us in -- in making sure. We do some
18 things administratively without coming to our
19 committee. And that is some things that some -- well,
20 give examples of some things that you do. And that's
21 maybe 50 or 80 percent of some of the things that go
22 on.

23 MR. SMITH: So that's fair. About 80 percent
24 we do handle internally administratively. Those type
25 of repairs include what we call like-for-like

1 replacements or repairs. So, in the nature of historic
2 preservation, if you have a slate roof and you want to
3 replace the slate with slate, those we handle
4 administratively without coming to this Board.

5 If you want to do a material that is not
6 historic, say you want to go from slate to asphalt, you
7 have to get permission from the Board to do a change
8 like that. If you have existing wood or aluminum
9 windows, we ask that you replace wood with wood,
10 aluminum with aluminum. We do not approve
11 administratively wood to vinyl.

12 And a lot of -- most vinyl replacements,
13 about 99 percent of them, we do not. And then siding.
14 So vinyl siding we try to stay away from. If you have
15 Hardie siding or some form of historic material in your
16 siding, if you do a like-for-like replacement,
17 typically we can do those administrative versus
18 completely removing them and replacing them with some
19 non-historic material.

20 We used to consistently run applications for
21 historic districts were \$200. We have reduced those.
22 So if you have to come before the Board, it is \$200.
23 But, seeing as how we were doing a lot of
24 administrative reviews that are less labor-intensive,
25 that price has been reduced at \$50. And we made that

1 change about a year and a half ago. And we have seen
2 more applications come in.

3 So to that -- to that point. Yeah.

4 CHAIR DAVID: So -- so that's a general we
5 wanted our guests here to understand. You would have
6 the opportunity later to make some comments if you wish
7 to do that. And so there are also homes that are --
8 that are in the historic district that were built,
9 let's say, in 1960 or '70. And we call those?

10 MR. SMITH: Contributing.

11 COMM. PORTER: Non.

12 CHAIR DAVID: Noncontributing.

13 MR. SMITH: Noncontributing.

14 CHAIR DAVID: They're noncontributing.

15 They're in the historic district.

16 MR. SMITH: They are noncontributing.

17 CHAIR DAVID: But they're noncontributing.

18 So they don't have to follow the --

19 MS. JOHNSON: Wait a minute. I thought the
20 sign said 1900 to 1940 for the historic district.

21 MR. SMITH: Which sign are you talking about?

22 MS. JOHNSON: Around the historic district,
23 the green sign says 1900 to 1940. So I thought the
24 homes were up until 1940.

25 COMM. KARAZIM: No, most of those homes

1 are --

2 MR. SMITH: What district are you in?

3 MS. JOHNSON: Seminole Hills.

4 MR. SMITH: I believe that's when some of
5 those were constructed, during that window. But that
6 doesn't signify --

7 MS. JOHNSON: Oh.

8 MR. SMITH: -- the end.

9 CHAIR DAVID: There's homes built in 1960 and
10 '70 in Seminole Hills, for example.

11 MS. JOHNSON: Okay.

12 CHAIR DAVID: They would not come to us for
13 approval for changes. And we recognize that some
14 people just muscle ahead and they do it without
15 contacting us. But, if we had more people in the
16 Planning Department and in the Regulation Department,
17 we would be able to conquer some of those. But we
18 still go after some of those after the fact and, you
19 know, like, and we do that.

20 So I'll turn it now to Donovan for -- he's
21 been doing some research because we have a unique --
22 unique --

23 MR. SMITH: Situation.

24 CHAIR DAVID: -- situation. Sure. Please.

25 MR. SMITH: So, briefly, before we get to the

1 new business, I just want to tackle some of our old
2 business --

3 CHAIR DAVID: Okay.

4 MR. SMITH: -- from the last meeting.

5 CHAIR DAVID: Okay.

6 MR. SMITH: So we briefly talked about
7 46 North Saginaw and the desire for this Board to have
8 some form of communication to go out to that applicant.
9 So we are drafting that letter so you'll be getting an
10 e-mail with that for your comments. And we'll go over
11 it like at the next meeting. And then, following that,
12 it could go out. And then we also discussed inviting
13 that individual to one of our meetings. So we'll be
14 sorting that out over the next month prior to that.

15 We scheduled July 28th. We call them Boots
16 on the Ground with Code Enforcement or Walk Through
17 Downtown. That was rescheduled so it's going to happen
18 some time later, the end of this month. So, when that
19 date is confirmed, we'll send a communication out to
20 everyone so you'll know when that's going to happen.
21 And that's just going to be a walk-through of the
22 downtown historic district identifying some concerns.
23 We'll talk about signs and windows, dumpsters and trash
24 and just some of those exterior facade things and how
25 we can start addressing those.

1 And then the last thing we talked about
2 potential ways to making improvements for structures in
3 the historic district, adding more teeth to that
4 process, what that would be, that bond process, that
5 more strength-permitting process. So we are looking at
6 that. I've had conversations with the Building
7 Department and seeing what they do. So we're kind of
8 ironing out what that may be. So that's something else
9 we will bring to you at the next meeting.

10 Any questions on those items?

11 COMM. KARAZIM: No. But we talked about,
12 yeah, the medical marihuana buildings conforming to
13 historic.

14 MR. SMITH: Yes.

15 COMM. KARAZIM: Is there some sort of note
16 going out to them saying that they are in the district
17 and that they have to conform to it.

18 MR. SMITH: So, yes, we are working on --
19 that's another item. We have the guidelines for
20 roofing -- and this is also for everybody. In the
21 historic district, we do have guidelines on the website
22 for replacing roofs, replacing siding and replacing
23 windows in the historic districts. So one of the
24 guidelines we were also going to work on adding is one
25 for downtown facades and the requirements, what you can

1 and can't do. So that's something else we're working
2 on.

3 Okay. Any questions as relates to the
4 unfinished business from last meeting?

5 Okay. Go ahead.

6 MS. HENK: Do you have any applications for
7 people redoing fronts on those medical marihuana shops?

8 MR. SMITH: No, not as of now.

9 MS. HENK: Okay. I'm a little surprised at
10 that.

11 MR. SMITH: They, I believe, are still
12 working through the Clerk's office on the licensing.

13 MS. HENK: Okay.

14 MR. SMITH: So, once they get probably two
15 steps past that and they start proposing those, we will
16 bring them.

17 All right. So, if that's all the questions,
18 we can move on to new business.

19 CHAIR DAVID: Please.

20 MR. SMITH: Okay. So we do have the one case
21 today, which is HDC-21-21.

22 So, because we have a nice audience here, I
23 do want to provide a chance where in your agenda you
24 have three pages. The second page, as our -- our Chair
25 stated, we are under the purview of the U.S. Department

1 of Interior and they have provided what they call
2 standards for rehabbing in historic districts.

3 There are ten criteria and I'll briefly kind
4 of go over these and these are the over-arching
5 objectives and goals and points that, as a historic
6 district commission, we have to hold the applicants to
7 know the proposed improvements and changes. So I'll
8 briefly go over these so you're familiar with them as
9 we are.

10 The intent of the standards is to assist in
11 the long-term preservation of a property significant
12 through the preservation of historic materials and
13 features. The standards pertain to historic building
14 of all materials construction types, sizes and
15 occupancy and encompass -- the standards overall
16 encompass exterior and interior. But the
17 responsibility of this body pertains to the exterior of
18 the buildings.

19 So, of the ten criteria, they start off with,
20 "The property shall be used for historic purpose or
21 replaced in a new use that requires minimal change to
22 the defining characteristics of the building, its site
23 and environment.

24 The historic character of a property shall be
25 maintained and preserved. The removal of historic

1 materials or alteration of features and spaces that
2 characterize a property shall be avoided.

3 Each property shall be recognized as a
4 physical record of time, place and use. Changes that
5 create a false sense of historical development, such as
6 adding conjectural features or architectural elements
7 in other buildings shall not be undertaken.

8 Most properties change over time. Those
9 changes that have been acquired -- that have acquired
10 historic significance in their own right shall be
11 retained and preserved.

12 Distinctive features, finishes and
13 construction techniques or examples of craftsmanship
14 that characterize a historic property shall be
15 preserved."

16 I'm at 6 now, for anyone who's following.
17 "Deteriorated historic features shall be prepared
18 rather than replaced where the severity of
19 deterioration requires replacement of a distinct
20 feature, the new feature shall match the old in design,
21 color, texture and other visual qualities and, where
22 possible, materials.

23 Replacement of missing features shall be
24 substantiated by documentary physical or pictorial
25 evidence.

1 Chemical or physical treatments such as
2 sandblasting that cause damage to historic materials
3 shall not be used. Significant archeological resources
4 affected by projects shall be protected and preserved.
5 If such resources must be disturbed, mitigation
6 measures shall be undertaken."

7 Number 9: "New additions, exterior
8 alterations or related new construction shall not
9 destroy historic materials that characterize the
10 property. The new work shall be differentiated from
11 the old and shall be compatible with the massing, size,
12 scale and architectural features to protect the
13 historic integrity of the property and its
14 environment."

15 And then, lastly, "New additions and adjacent
16 or related new construction shall be undertaken in such
17 a manner that, if they were removed in the future, the
18 essential form and integrity of the historic property
19 and its environment will be unimpaired."

20 So those are the ten criteria that we kind of
21 have to go through every time we have someone that
22 wants to change the type of roof, windows, front doors.
23 You know, those exterior features that we call
24 contributing, these are our criteria for assessing
25 those.

1 CHAIR DAVID: For example, with windows, you
2 know, some people go to Home Depot and they look at a
3 particular type of window but we have individuals that
4 are on this Commission that would say that the existing
5 window can be saved. Just share a bit about that
6 concept.

7 COMM. KARAZIM: Windows is a big issue.
8 Because now the average salesman comes out and says,
9 "Vinyl's the answer." It isn't in the historic
10 district.

11 So, basically, what happens is, on historic
12 windows, repair them, fix them. If they're totally
13 gone and can't be repaired, we allow aluminum clad/wood
14 windows. But that's about as far as it gets. Or
15 replace apples for apples. There are comes companies
16 that make full wood windows.

17 CHAIR DAVID: Thank you.

18 MR. SMITH: And then, just to piggyback that,
19 if I may share. We already require, when you replace
20 these windows, some of them have grids so you have to
21 put three over two or three-by-four grid. We ask that,
22 when replacing those windows, you maintain that
23 pattern. That is part of the character and defining
24 features of the homes. So I just wanted to add that to
25 that.

1 CHAIR DAVID: The final thing in this is that
2 we're mostly reacting. But we'd like to be more
3 proactive and think out, How can we be more proactive
4 in the neighborhoods?

5 So, you're in Seminole Hills. We did make a
6 presentation one time at the Goldner Walsh about what
7 we're doing here. But we would like to do that in all
8 districts because, again, salespeople sell the house
9 and don't tell the new homeowner we got a deal that
10 they have to follow these regs. And we get caught --
11 we got caught sometimes.

12 And, again, we don't have enough people in
13 our department that can look at every house and check
14 it out and all that. How many people, Vern, do we have
15 that can do that kind of thing?

16 MR. GUSTAFSSON: We have six now.

17 CHAIR DAVID: Six? So six for a town of
18 660,000. You know, that's a pretty big challenge.
19 That's a pretty big challenge.

20 MR. GUSTAFSSON: One per ten.

21 CHAIR DAVID: Yeah. Okay. Please.

22 MR. SMITH: All right. So, from the request
23 of this Board when we -- we kind of had a wind that
24 this new construction in a historic district was
25 coming. So, also, through the U.S. Department of

1 Interior and SHIPO, the State Historic Preservation
2 Office, they do have guidelines for new construction in
3 historic properties.

4 So, in your agenda, third page in your
5 agenda, are those criteria. So I'll also briefly go
6 through those.

7 So, "New construction within the boundaries
8 of historic properties." So it starts with, "It is
9 possible to add new construction within the boundaries
10 of historic properties if site conditions allow and if
11 the design density and placement of the new
12 construction in respect to the overall character of the
13 site."

14 So, as it relates to those standards that we
15 just read for new construction closely relate to what
16 it defines as Standard 7. Although, if you read
17 through it, parts of it may relate to Standard 2,
18 Standard 5 and Standard 10. So it's not strictly one;
19 it's sometimes a blend of, you know, all or some or
20 less than.

21 So what I'll say is new construction needs to
22 be built in a manner that protects the integrity of the
23 historic building and the property setting.

24 So, in addition, you must consider related
25 new construction, including buildings, driveways,

1 parking lots, landscape improvements and other features
2 must not alter the historic character of the property.
3 The property's historic function must be evident, even
4 if there is a change in use.

5 So that is a -- let's say a commercial
6 historic building and you change that use, it should
7 still remain historical and contributing.

8 (Off the record discussion.)

9 MR. SMITH: The location of new construction
10 shall be considered carefully in order to follow the
11 setbacks of historic buildings and to avoid blocking
12 the primary elevation. New construction should be
13 placed away from or at the side or rear of historic
14 buildings and must avoid obscuring, damaging or
15 destroying character-defining features of these
16 building or the sites.

17 Protecting the historic settings in the
18 context of the properties, including the degree of open
19 space and building intensity must always be considered
20 when planning new construction on a historic site.

21 And properties with multiple historic
22 buildings, a historic relationship between buildings
23 must also be protected. Contributing buildings must
24 not be isolated from one another by the insertion of a
25 new construction.

1 As with new additions, additions, the
2 massing, size, scale and architectural features of a
3 new construction on the site of a historic building
4 must be compatible with those of the historic building.
5 When visible and in close proximity to a historic
6 building, the new construction must be subordinate to
7 these buildings.

8 New construction should also be distinct from
9 old and must not attempt replicate historic buildings
10 elsewhere on the site and to avoid creating a false
11 sense of historic development.

12 And the final three, The limitations on the
13 size, scale and design of a new construction may be
14 less critical than the farther it's located from a
15 historic building.

16 As with additions, maximizing the advantage
17 of existing site conditions such as wooded areas or
18 drops in grade that limit visibility is highly
19 recommended.

20 And, lastly, historic landscapes and
21 significant new sheds must be preserved. Also,
22 significant archeological resources should be taken
23 into account with evaluating placement of a new
24 construction.

25 And then finally, As appropriate, mitigation

1 measures should be implemented in the archeological
2 resources if the archeological resources will be saved.

3 CHAIR DAVID: So help me on this. Just, if
4 all the houses are 3,000 square feet and the house
5 that's in that empty space wants to be 5,000 square
6 feet, what do these regulations say about that?

7 MR. SMITH: So it's a bit of an, I'll say,
8 half and half. While you can allow larger buildings,
9 you also have to look at the other factors. So it may
10 be larger but are the other factors still contributing
11 to the issues as a whole? Does it take away from the
12 district? So I'm going to try to make an example.

13 If, from the frontage, the houses are 50 feet
14 wide but they're still 3,000 feet. But your house may
15 be -- I'm going to make it smaller. 20 feet wide but
16 it's deeper. Does that take away or add to the
17 character of that district?

18 So to say without looking at it? You know,
19 because that greatly changes if it's contributing or
20 noncontributing. So you have to kind of look at kind
21 of all these pieces together and not just pick one or
22 two apart.

23 MS. HENK: Right.

24 MR. SMITH: Yes, it's large but it still fits
25 the overall mass. The pitch of the roofs are still

1 similar in concept. So it's a bit of a balancing act
2 as well is how the national service describes it.

3 CHAIR DAVID: Commissioners, do you have any
4 questions of about this particular area here? Is it
5 pretty evident? Yeah.

6 MR. CAMAJ: I have a question. So what's the
7 minimum for that?

8 MR. SMITH: The minimum requirement for homes
9 in the City of Pontiac is 1,200 square feet. So, to
10 that point, there is not a minimum size for homes in
11 historic districts.

12 MR. CAMAJ: Okay.

13 MR. SMITH: The ordinance has a minimum but
14 we have to look at the character of other homes and
15 what was existing when --

16 MR. CAMAJ: I --

17 MR. SMITH: -- we --

18 MR. CAMAJ: -- understand.

19 MR. SMITH: -- are looking --

20 CHAIR DAVID: Okay.

21 MR. SMITH: -- what we --

22 CHAIR DAVID: All right.

23 MR. SMITH: So what we can do is -- so, as we
24 are an on new business, we're looking at HDC-21-21,
25 which is the request of the property owner of

1 148 Ottawa to construct a new single-family home. So,
2 if you have not downloaded or printed the presentation
3 or the packet that was presented to the Commissioners,
4 I'll briefly read through it -- yeah, I can read
5 through it.

6 So regarding 148 Ottawa Drive, the subject
7 property, formerly roughly 4,600 square foot
8 tudor-style, single-family home located at the
9 intersection of Ottawa Drive and Iroquois Street
10 located in the Seminole Hills Historic District.

11 This structure was demolished following a
12 house fire in November of 2020. The remaining
13 structures on the property include a wrought iron
14 fencing, concrete steps and there is an existing
15 historic garage.

16 The applicant contractor, VIP Restoration,
17 LLC has made petition to the Historic District
18 Commission to construct a 2,222 square foot home, a
19 two-story home on the subject property.

20 The Planning Division has conducted a review
21 of the criteria for determining historic district
22 appropriateness. With the standards, the Secretary
23 Standards for Rehabilitation from the Department of
24 Interior, the proposed new construction should also be
25 consistent with these standards outlined and these

1 guidelines and the City of Pontiac Zoning Ordinance and
2 the Historic District Commission Historic Preservation
3 Ordinance.

4 So also Vern handed out an image of the
5 former home. So you should have something like this in
6 your packets.

7 MRS. BERARD: Right. Just to make a
8 correction. That house is on the northwest corner of
9 Ottawa and Nominee.

10 MR. SMITH: I said "Iroquois".

11 CHAIR DAVID: Thank you.

12 MR. SMITH: Thank you. All right. So what
13 this image does is it goes over what we call some
14 contributing characteristics that kind of define what
15 makes that home historic. These characteristics you
16 can see throughout the district if you drive around.
17 And you'll see some of these features and some homes on
18 the street, some on different streets.

19 So I'm going to read through them. But you
20 can follow along on that image. The tudor tile
21 architectural style of the home, the original
22 wood-framed windows, the typical style with those tudor
23 homes, the typical of the first floor is brick and the
24 second floor is exposed wood or stucco, a gable-pitched
25 roof, the bay windows, the architectural tudor or

1 arc-style front door, the cornerstone quoins -- and
2 that's the interlocking brick at the edges of the
3 building -- and then, on the second floor, the exposed
4 vertical wood elements would all be considered
5 contributing to the district and that home itself.

6 So, as I mentioned, when we're looking at new
7 additions, one of the primary standards for rehab that
8 we look at is Standard 9, which relates to new
9 additions, exterior alterations as they relate to new
10 construction, maintaining historic materials that
11 characterize this property.

12 And so, to your point, Chair, the balancing
13 act that has to be made is called out in this standard
14 and in Standard 10, I believe, where new work shall be
15 differentiated from the old. But it also has to be
16 compatible with the massing size, scale and
17 architectural features to maintain the historic
18 integrity of the property. And so, you know, that's
19 the balancing that we have to look at.

20 We went over the new construction criteria so
21 I'm not going to belabor you with reading those again.
22 I'll just touch on the ones that are kind of pressing
23 here. So 1, 2, 3, 4 and 5.

24 So, "New construction must not alter the
25 historic character of the property. The property's

1 historic function must be evident. The location of the
2 new construction shall be considered carefully and must
3 follow setbacks of historic buildings and avoid
4 blocking primary elevations.

5 Protecting the historic setting and context
6 of the property, including the degree of open space,
7 building density must always be considered when
8 planning a new construction on a historic site.

9 The limitations on scale, size and design of
10 new construction may be less critical than the farther
11 is to be located from the historic buildings, as with
12 additions, maximizing the advantage of existing site
13 conditions, such as wooded areas, drops in grade that
14 limit the visibility is highly recommended."

15 And the last one, As with new additions, the
16 massing, size, scale and architectural features of a
17 new construction on the site of a historic building
18 must be compatible with those of the historic
19 building."

20 So then following, we also provide a
21 comparison between what was proposed from the Applicant
22 and what existed prior to, where we looked at the
23 massing, size, scale and architectural features. So,
24 as it relates to the height, the proposed structure is
25 similar in height, between the two-story construction.

1 The width of the structures vary greatly. So it would
2 not be, in terms of width, compatible with the previous
3 structure.

4 "The portion of the principal facades. The
5 structure is not maintained of the portion in front was
6 not similar to the former building."

7 So, if you look at the overall size, the
8 frontage, width, those kind of go hand-in-hand. This
9 structure is significantly smaller, in terms of width
10 and in proportion of the front facade to the sides.

11 The roof shape, the proposed structure does
12 not match the historic roof pitch and gable of the
13 former structure.

14 The composition of the principal facade also
15 does not reflect what was seen in the previous. So
16 that goes back to that image that shows those
17 contributing factors on that front facade. Were those
18 transitioned to the newer proposed home? We said it
19 was not.

20 Rhythm and portion of openings, the pattern,
21 opening design of elements are also not reflected in
22 the new home. The rhythm of entrance porches and other
23 projections, proposed porches and windows, do not
24 reflect the characteristics of the former building or
25 its historic characteristics.

1 And then finally, a relationship of
2 materials, texture and color. The overall
3 architectural style and use of materials also do not
4 reflect the contributing characteristics of the former
5 home or the district.

6 So, when we look at all of those features
7 together, it is our recommendation that the Historic
8 Commission deny the request to construct a
9 single-family home and, instead, we allow the Applicant
10 an opportunity to resubmit plans that are more in
11 alignment with the characteristics of the district and
12 what existed prior to.

13 CHAIR DAVID: Thank you. Are there
14 representatives of ownership here?

15 MRS. CAMAJ: We're the contractors.

16 CHAIR DAVID: You're the contractors. Is the
17 homeowner here as well?

18 MR. CAMAJ: He's not here, in Europe.

19 CHAIR DAVID: He's in Europe?

20 MR. CAMAJ: Yes.

21 CHAIR DAVID: Our idea is, of course, always
22 having the homeowner and the construction people here
23 at the same time. Sometimes, when we only have the
24 construction people...

25 MR. CAMAJ: He's my nephew. He's my

1 brother's kid so we are family.

2 CHAIR DAVID: So please react. I just wanted
3 you to know that we don't always have to accept the
4 recommendations of Donovan and the group. But give
5 your point of view and tell us what you're -- bring to
6 life your presentation for us.

7 MR. CAMAJ: So.

8 CHAIR DAVID: Your property, bring to life
9 what that is.

10 MR. CAMAJ: Pretty much, Mark is supposed to
11 respond, like you said. Because that's -- that's his
12 idea, to create the size of the house. And he hired
13 GAV, the architect, for design and to draw. I was one
14 time in a meeting with the architect when we discussed
15 about the roof or circulation for the historical
16 district and he act like he's 100 percent sure or what
17 he's doing and what his design specific for -- for the
18 Ottawa Drive and for the -- for the size of the house.

19 CHAIR DAVID: Am I hearing you say that he
20 thinks he's meeting the expectations?

21 MR. CAMAJ: I hear what he said and I'd like
22 to represent and to say what I hear when I was
23 present --

24 CHAIR DAVID: Okay.

25 MR. CAMAJ: -- at the meeting with Mark.

1 CHAIR DAVID: Please.

2 MR. CAMAJ: And with the architect, which in
3 his idea, in his mind, he thinks everything is easy to
4 be approved for what he draw. But is that hundred
5 percent? We never can say hundred percent. But you
6 are all here, all the experts, to correct if something
7 is wrong.

8 CHAIR DAVID: So you're looking at it as a
9 first draft?

10 MR. CAMAJ: Yeah.

11 CHAIR DAVID: I mean, it's not --

12 Is that what you're hearing, Donovan?

13 MR. SMITH: Probably.

14 MR. CAMAJ: That's what he -- that's his
15 thought and his expert was thinking like the first time
16 is going to be approved. I don't know if I talked to
17 you twice or not. And I was asking you about why it's
18 taking so long but I didn't know it's going to come
19 to -- to agenda at this point.

20 CHAIR DAVID: This fast?

21 MR. CAMAJ: And, to us, it's low, to be
22 honest.

23 CHAIR DAVID: Yeah.

24 MR. CAMAJ: But you guys probably do the best
25 and I respect that.

1 CHAIR DAVID: Thank you.

2 MR. CAMAJ: I'm not here to say like we know
3 you guys don't know. We don't know you guys around us
4 and this and the whole --

5 CHAIR DAVID: Yeah.

6 MR. CAMAJ: -- the whole thing.

7 CHAIR DAVID: So --

8 MR. CAMAJ: Anything --

9 CHAIR DAVID: Yeah.

10 MR. CAMAJ: I didn't finish. Anything needs
11 to be with this -- this property and with this
12 architect, he's going to be available to do any
13 changes. If he puts siding, because I hear everything
14 what you said, like vinyl, that's not acceptable, we
15 can go a stucco material or we can go wood. So we can
16 paint it and we can match same like other houses around
17 the area.

18 The windows of course, I'm in restoration
19 business for 20 years. I started building new homes in
20 different places. So I know a little bit about this --
21 this business. One comes to the -- to these things to
22 be changed and to follow the rules. We have no problem
23 to correct it and to replace it and to have it the way
24 it needs to be, not the way one person wants to have it
25 done and to make it easy to take \$10,000 already, he

1 took it from Mark. So it's not \$2 but it's \$10,000.

2 He has to work on it to hit all the points --

3 CHAIR DAVID: I understand.

4 MR. CAMAJ: -- of what you're talking about.

5 CHAIR DAVID: Commission members, do you have
6 any questions of attendees, individuals here today?

7 COMM. KARAZIM: I'd like to make a comment.

8 MR. CAMAJ: Sure.

9 COMM. KARAZIM: I'm so glad that somebody
10 wants to build new in the neighborhood; that's really
11 wonderful. As to what needs to be built, I guess is
12 what we're talking about. But I just wanted to thank
13 you for being part of trying to bring something. And,
14 hopefully, the architect will put together a package
15 that will make everybody happy. I think it's just a
16 wonderful step forward for Pontiac.

17 MR. CAMAJ: It's nice to build that -- that
18 nice beautiful corner property. I don't see issues and
19 I'm not -- I don't think it's going to be any denied or
20 anything, like regarding this property. Like, I know
21 the changes we have to change and follow all that, like
22 I said. But it's absolutely nice to build something
23 new. And, for interior, something like I understand
24 you, like anything we pick in interior is not going to
25 be issue; is that correct?

1 MR. SMITH: Yeah.

2 CHAIR DAVID: Yeah.

3 MR. CAMAJ: So then in exterior is going to
4 be very small issue to fix it the way it needs to be
5 fixed.

6 MR. BURCH: Do you think that the architect
7 would consider building something that's compatible
8 with the environment, with the rest of the houses, as
9 far as size? Because this house is about half the size
10 of the house that was there.

11 MR. CAMAJ: I want to respond on that and
12 that's a good question. It's different reasons here.
13 It's insurance company, they're holding \$230,000
14 appreciation in property, 230,000. So we're going to
15 talk value. I'm in real estate. I --

16 COMM. KARAZIM: But that's not our issue is
17 value.

18 MR. CAMAJ: I just wanted to present that.
19 Mark told me to say it.

20 MR. BURCH: Sure.

21 MR. CAMAJ: And I wanted to say it.

22 MR. BURCH: I just wanted to reiterate that
23 value doesn't have anything to do with us.

24 MR. CAMAJ: So what's Mark and architect,
25 when I was there --

1 COMM. KARAZIM: He didn't hear you.

2 MR. CAMAJ: -- is they trying -- they trying
3 to minimize the size, probably it's not nice. But also
4 they want to stay in the budget in today's market, if
5 that makes sense.

6 MR. BURCH: But that impacts the neighbors,
7 as far as the size of the property and their value of
8 their properties. So we understand that he wants to
9 build something that's less expensive. But they
10 purchased their homes, I'm sure, based upon the
11 environment. And, when you look at the regulations
12 that are here, it talks about the environment on and on
13 and on. So, when you build something, it has to be
14 compatible with the environment.

15 MR. CAMAJ: If anybody can respond in this
16 room, how much is the highest value in the area?

17 MR. BURCH: The dollar.

18 MS. HENK: Over 400,000.

19 COMM. PORTER: 450,000.

20 MR. BURCH: Excuse me. The dollar value has
21 no bearing whatsoever with this meeting today. My
22 house, the value, it's -- well, I won't get into that.
23 But it doesn't -- it doesn't matter. It doesn't matter
24 what the value is. If any of our houses were to be
25 replaced, we could not replace them with the 2,000

1 square foot house. My garage is 2,000 square feet. So
2 we couldn't do that.

3 So you have to look at the environment, what
4 your neighbors' houses are. So if you can just take
5 that back to the architect. And, again, I'd like to
6 reiterate we appreciate the fact that you're building
7 in Pontiac; I think that's great but you can't just
8 build anything, it has to be compatible with the
9 environment. Number 9 talks about the environment.
10 Number 1 talks about the environment and talks about
11 the spaces so that's very, very, very important.

12 MR. CAMAJ: I agree with you but the value
13 that the custom finish on the inside of the property,
14 it's going to be -- that house is going to be for sale,
15 he's not going to live there. He's a -- he's kind of
16 we call him a bachelor guy.

17 MRS. NEAL: It's going to be turned into a
18 duplex.

19 MR. CAMAJ: But the value we guarantee.

20 MR. BURCH: The value doesn't matter. The
21 value doesn't matter.

22 COMM. KARAZIM: The value matters to you but
23 not to this Committee and that's all we're trying to
24 say.

25 MR. CAMAJ: All your neighbors --

1 MR. CORMIER: Well, there's a working
2 conflict right there. The building that didn't burn,
3 can you match it up and make it look like that?

4 MS. JOHNSON: Or make it look like it
5 belongs?

6 MR. SMITH: I'm sorry. I appreciate that we
7 have a great audience today but if we can refrain from
8 comments and questions until the opportunity, we'll
9 answer all the questions and allow the Commissioners
10 and the Applicant to have their exchange.

11 MR. BURCH: Yeah. I have no further --

12 CHAIR DAVID: Kathie, do you have any
13 thoughts on this topic?

14 MS. HENK: No. I do but I'll --

15 CHAIR DAVID: Linda?

16 COMM. PORTER: I have a question. To
17 clarify, does the architect know that this is in a
18 historic district?

19 MR. CAMAJ: Yes. And he surprised me a
20 little bit like you mentioned that from the arch has to
21 match like before it was, it makes sense. It really
22 makes sense and that has to be changed. The pitch has
23 to be changed. They're keeping the garage. Garage is
24 going to be remodeled, brand new driveway and
25 everything, of course brand new. But he has to work on

1 it and I knew he has to work on it and I told him first
2 day but he does -- he not going to go that deep. We're
3 going to fix all these problems and make it --

4 CHAIR DAVID: Okay. So is there anything
5 else -- do you have any comments?

6 MRS. CAMAJ: No.

7 CHAIR DAVID: We do have attendees here and
8 here's a list in how they came.

9 COMM. KARAZIM: Is there a vote on this?

10 MR. SMITH: We're going to do the comments
11 and then we'll go back to a final vote.

12 All right. So we have about ten comments or
13 speakers so we'll start with Mr. and Ms. Camaj.

14 MRS. CAMAJ: That was us.

15 MR. SMITH: Number 2, Sue Sinclair, if you
16 could -- I know I said your name. But name and address
17 please?

18 MS. SINCLAIR: 56 Miami, Pontiac, Michigan,
19 Seminole Hills. The house in question, the Fitzgerald
20 was the most prominent house in the neighborhood. It
21 was a milestone for our neighborhood. The people that
22 owned it were affiliated with the Oakland Press.

23 This house has been vacant -- or was vacant
24 from 2018 to February 3rd, 2020. I will remember that
25 day. This was a huge loss for our neighborhood. And

1 this house is suitable for Stonegate, it's not suitable
2 for Seminole Hills. This is -- looks like a two-family
3 dwelling which would be found maybe on Newberry Street
4 or Huron.

5 I kind of want to relate it to a project, the
6 Hamilton in downtown, I believe that's part of the
7 historic district downtown, they came -- it isn't part
8 of the historic district?

9 Well, I'll use it as an example.

10 MS. HENK: That's fine.

11 MS. SINCLAIR: They came to the Planning
12 Commission with really pretty elevations, colored
13 looked really nice, looked great. What did we get? We
14 got a cheap hotel. It offers nothing to the downtown
15 area.

16 So with this, on East Iroquois, at the end of
17 East Iroquois there was a new build there on a lot that
18 was available. It doesn't have vinyl siding. It was
19 keeping with the neighborhood as far as style, pitch of
20 the roof and everything, it doesn't stick out like,
21 "This is a new build." There's nothing like a home
22 that's got a renovation on it that just screams out,
23 "I'm a renovation."

24 MS. HENK: When was that one built?

25 MS. SINCLAIR: Gosh. I'm thinking.

1 COMM. KARAZIM: Last ten years.

2 MS. SINCLAIR: It's pretty modern.

3 MR. CALENDINE: It's brick, isn't it?

4 MS. SINCLAIR: No, it's Hardie, James Hardie
5 siding. I believe cement fiberboard siding. It's kind
6 of like a bungalow.

7 MR. SMITH: On East Iroquois.

8 MS. SINCLAIR: Yes. It's on East Iroquois.
9 It's got a garage off of Orchard Lake.

10 MR. CALENDINE: Oh, okay. Off of Orchard
11 Lake.

12 MS. SINCLAIR: Along with looking at these
13 drawings, I find them to be vague -- not vague but
14 contradictory. And I looked up architect, GAV, and
15 they do note historic restoration on their site. So,
16 to think that this is going to be to get approved is
17 shocking to me. I don't think it respects our
18 neighborhood at all nor has the owner. He hasn't
19 maintained the property. The neighbors cut the grass.

20 Specifically, this elevation, which is the
21 south elevation, which borders two colonial homes, both
22 brick, there's no nonconforming here. You've got an
23 English tudor behind it, English tudor to the side,
24 English tudor across the street. There's no style,
25 there's no timbers and the brick on here is -- well, on

1 one of the elevations, it says it's down here.

2 And on the same pattern on this side is
3 replicated on the front side. But on the front side it
4 says horizontal siding. So where actually is brick?
5 The front steps are called out as concrete steps and
6 one elevation and brick pavers in another. So what are
7 we actually getting? Seems like a bait and switch to
8 me. The trim boards are either one-by-six or
9 one-by-eight; you don't see that in our neighborhood
10 anywhere. You see mitered corners, you don't see this.

11 It doesn't say anything about the windows,
12 there's no -- doesn't appear to be raised mullions. Of
13 course there's vinyl windows, vinyl siding. I have the
14 wood clad aluminum windows in some of my windows and
15 they're absolutely phenomenal. They are a
16 representative of a wood window and they lack the paint
17 maintenance.

18 The massing of this house doesn't work. The
19 boards at the top that cap off the siding, we don't
20 have that in our neighborhood. Generally, the siding
21 goes up right underneath the overhang.

22 And with respect to the application, this
23 house, if it was still standing, is -- would be valued
24 at \$459,700. The applicant said that this is a
25 \$260,000 build. And I have the abstract from the

1 neighborhood from a neighbor that lives on East
2 Iroquois in the corner. She's got three lots. And I
3 believe, when they built the neighborhood, certain
4 streets, there was a minimum of at least 2,500 square
5 feet but I don't have it. It's at my house and I came
6 straight from work. So, again, I don't think this
7 does --

8 MR. SMITH: If you'll get that to me.

9 MS. SINCLAIR: I will. I don't think this
10 does anything for the neighborhood. It doesn't offer
11 us -- it didn't offer us anything, nothing.

12 COMM. KARAZIM: You have the original
13 abstract and title?

14 MS. SINCLAIR: Yes.

15 COMM. KARAZIM: A book?

16 MS. SINCLAIR: For that specific property, it
17 has lots, it goes all the way back to 1877.

18 COMM. KARAZIM: Boy, I'd like to see that.

19 MS. SINCLAIR: I also do the Seminole Hills
20 Historic District Facebook page so I study historic
21 homes.

22 MR. SMITH: If you have any resources, we're
23 always collecting historic resources to add to the
24 website --

25 MS. SINCLAIR: Okay.

1 MR. SMITH: -- and build the library. So, if
2 you have that, we'd appreciate it.

3 MS. SINCLAIR: Okay. Thanks.

4 CHAIR DAVID: While others are welcome to
5 speak, I'd like you to consider just adding things that
6 you have not heard in the first commentary so that we
7 can be economically cognizant of our time. Is there
8 anything that you would want to add that was not
9 mentioned?

10 Okay. So let's kind of go in order.

11 MR. SMITH: I'm still going to go through on
12 the list.

13 CHAIR DAVID: Okay, let's go through.

14 MR. SMITH: And if I don't catch you at the
15 end, we'll go back.

16 Number 3, I have Heather and Bryce Neal.

17 MRS. NEAL: I'm Heather Neal. I live at
18 191 Ottawa. I would like to say that I am actually
19 living in a house that my husband grew up in, we raised
20 our kids in that same house. Super cool. Most of us
21 own older homes and that is a huge labor of love. Most
22 of us are in that neighborhood because we like to have
23 older homes and we want to have older homes.

24 I would suggest to the builder, while I
25 appreciate that you want to build something in our

1 neighborhood, I would suggest because some of your
2 answers concern me and they were very flippant,
3 especially about the garage that's still standing.
4 Because I feel that the house should pay homage to the
5 garage if it's still there. I feel that you're not
6 taking into account our neighbors, neighbors that are
7 right next door to that home and what they have to look
8 at.

9 But I would strongly suggest to you that you
10 take a walk through the neighborhood. I walk 10 miles
11 a day through that neighborhood and every day I find
12 something new. It's not just some house that you throw
13 up with aluminum siding and brick, they're historic
14 homes there. There's a history there. And, by driving
15 through and walking through, you absolutely will see
16 the history. When you do that, then you will be able
17 to then take that to the architect and to your nephew,
18 who your nephew I don't feel has ever appreciated the
19 home. Then you can take that to him -- to them and you
20 can all work together and then build something that
21 will fit in the neighborhood.

22 MR. CAMAJ: I'm just going to build for him
23 and I'm going to spread this message from everybody.
24 And I'm going to try the best I can. And I will do the
25 same thing you guys doing. Somebody comes next to my

1 house where I live from million dollar house to 200,000
2 I agree with everybody. I will not like somebody to
3 come there, right?

4 MRS. NEAL: Right.

5 MR. CAMAJ: So we're going to talk,
6 everybody, free and tell the truth, which I'm going to
7 take action on this.

8 MRS. NEAL: Just drive through our
9 neighborhood, though.

10 MR. CAMAJ: I try three, four times, five
11 times, I meet the civil engineer. I meet some
12 different people and --

13 MRS. NEAL: Because you will not find a home
14 like that you will not also find siding like that.

15 MR. CAMAJ: I saw that. I saw that and,
16 believe me, I have to take my actions now to work
17 harder not to accept this --

18 MRS. NEAL: Okay.

19 MR. CAMAJ: -- in that kind of neighborhood.
20 And I'm not getting mad for all of your comments. I
21 respect everybody. That needs to be right or nothing.

22 CHAIR DAVID: Thank you.

23 COMM. KARAZIM: Thank you. Yeah.

24 MR. SMITH: Number 4, Scott and Annette
25 Berard.

1 MR. BERARD: Yes. My name's Scott Berard,
2 162 Ottawa Drive. I live across crease the street from
3 across Menomee, so I look at this house 30, 40 times a
4 day. This, I would like you to, in your presentation,
5 in your thoughts, this is a multi-sided house. The
6 side -- because it is on a corner lot, the side that is
7 not represented in here is better looking than the
8 front. Okay? It was an absolutely gorgeous house.
9 And, to have no -- I don't even want to flip over to
10 what they're recommending, it's completely the opposite
11 of what was there.

12 And then even the side where the other
13 neighbors are -- I want to steal your thunder.
14 Sorry -- the open breakfast nook, the walkout, I don't
15 know if you know what this house was, I don't know.
16 And to consider this is -- is scary. Okay?

17 The other thing I want to go through, sir,
18 Mark has talked to me multiple times on the phone.
19 He's been very polite to me, very respectful. And I
20 appreciate his words. His actions are a hundred
21 percent opposite. I apologize, it is just a fact. The
22 two years you have owned the house, it's been a
23 business, not a home. I'm sorry. And you've hurt all
24 of us. You've hurt me the most.

25 MR. CAMAJ: I don't own.

1 MR. BERARD: I almost know your face you have
2 been at this house multiple times throughout the years.
3 You maybe have owned it. You were at this meeting, the
4 architectural meeting. I do not know how you could
5 comprehend this drawing and say it will be a smooth fit
6 for this in our neighborhood. You know. Mark knows
7 this neighborhood.

8 And, to accept this, it's just -- that tells
9 me something; that you created all this effort when you
10 knew this wouldn't work. So, again, Mark has been very
11 nice to me with his words, been very nice to me but the
12 actions have been horrible. Okay?

13 And so I'm just saying, your actions and the
14 Board here, you're being -- you're saying thank you for
15 wanting to build here, you need to take this gentleman
16 and the construction very seriously and look at
17 everything because their actions --

18 COMM. KARAZIM: I think we did. I think we
19 took it very serious.

20 MR. BERARD: I appreciate that. I'm just
21 saying there has been no upfront integrity.

22 MR. SMITH: And if I may add, a part of
23 bringing this case to the Board is for the opportunity
24 that we have right now. Our ordinance does not require
25 that new homes go through this formal process. So a

1 part of knowing that that house has the significant
2 history to the area and that the residents feel
3 passionately about that area is one of the reasons why
4 we wanted to create this opportunity where the
5 residents could interact with the Board and the Board
6 with residents and the Applicant. So I just wanted to
7 share that with you.

8 MR. BERARD: Thank you.

9 COMM. KARAZIM: Thank you.

10 MRS. BERARD: And I'd like to add, my name's
11 Annette Berard. I live at 162 Ottawa Drive. This is
12 offensive to me. When we first moved into our house,
13 we got a nice, big orange sticker on our window because
14 we were replacing -- the original wood window frame was
15 falling out of the house and we were putting a new
16 board, wood board, to replace what was there and
17 rotting. And we get a nice sticker on our window
18 saying that we're in violation. And then you give us
19 this with vinyl siding and it's half the size of what
20 it was.

21 The materials aren't here. You told him you
22 don't care about what's on the inside of the house.
23 We're not convinced that this is a single-family home.
24 We have concerns. And so we'd like to just present
25 those concerns to you and say, "It's got to be fair

1 across the board."

2 CHAIR DAVID: Thank you.

3 COMM. KARAZIM: You live in that house the
4 tudor with the turret. The bathroom's in the turret on
5 the second floor?

6 MRS. BERARD: No.

7 MRS. NEAL: I was going to say, you never
8 told me that.

9 MRS. BERARD: We live on 162. We have blue
10 shutters and a blue front door.

11 COMM. KARAZIM: The one right across the
12 street, right on the corner, sold two, three, five
13 years ago?

14 MR. NEAL: Al Sanders' house.

15 MS. SINCLAIR: Kitty-corner, brick colonial,
16 that's the one she's in.

17 CHAIR DAVID: Okay. Please.

18 MR. SMITH: Okay. All right. Next, we
19 have -- I apologize -- Elida Reyes.

20 MS. REYES: It's Elida Reyes.

21 MR. SMITH: Elida Reyes. Got it.

22 MS. REYES: Yeah. I just want to back up
23 with what they said. It does not look acceptable to be
24 put into our neighborhood. I lived there 30 years --
25 more than 30 years. Our daughter was 7 when she moved

1 in and she's 43 now. We've been there a long time and
2 it's a shame what they're putting in. And, if this is
3 allowed, I'm fearful that this is what's going to
4 happen. And you'll done see where it's going to start
5 happening.

6 MS. HENK: What is your address?

7 MS. REYES: 125 Ottawa, Seminole Hills.

8 CHAIR DAVID: Next we have Don and Nancy
9 Calendine.

10 MR. CALENDINE: Calendine.

11 MR. SMITH: Calendine. I apologize.

12 MR. CALENDINE: That's okay. I live at
13 227 Ottawa and I just have a couple questions for the
14 Camajs. I don't see any masonry chimney at all. And
15 all the homes in our neighborhood have that. Just
16 we're --

17 MR. CAMAJ: I told architect this and it's a
18 joke, for real. And you make sense, what you asked me.

19 MR. CALENDINE: And the other thing is does
20 it even have a basement?

21 MR. CAMAJ: Yeah.

22 MR. CALENDINE: How tall?

23 MR. CAMAJ: It's 8 feet.

24 MR. CALENDINE: Okay. That's all I have.

25 MR. SMITH: And, just for everyone's purview,

1 I am keeping notes of what's going on and what's being
2 said. So our goal is that those translated to what
3 needs to be resubmitted back to us.

4 MR. GUSTAFSSON: And, also, we have obviously
5 Mona Storm who's our scribe who writes down every word
6 we're saying.

7 COMM. KARAZIM: Every word.

8 MR. SMITH: Even when everyone talks at once,
9 she somehow gets it, I don't know how.

10 MR. GUSTAFSSON: That transcript will be
11 available before the next meeting.

12 MR. SMITH: All right. Next we have
13 Gary Levitt.

14 MR. LEVITT: That's me. I live next door to
15 the property, 142 Ottawa.

16 COMM. KARAZIM: In the tudor?

17 MR. LEVITT: In the tudor. And I've lived
18 there for 21 years. And the properties, those two
19 properties together, have a significant historic value
20 because the man that built my house, his name was
21 Harold Ward. Harold Ward and his father developed all
22 of Orchard Lake, donated apple Island. There's a road
23 there called Harold Ward Drive. He left Orchard Lake.
24 He and his father started Orchard Lake Country Club.
25 The wards and the Fitzgeralds were they good friends.

1 I was lucky enough because the people who
2 lived next door to me when I moved in whose name was
3 Dortha had articles upon articles of the two families
4 and their significance. And the Fitzgeralds, I
5 believe, had a hand at starting the Oakland Press. So
6 they were a very prominent family. And its
7 significance isn't just Pontiac, it's to all of Oakland
8 County.

9 And so, if you spent any time over on
10 Orchard Lake and you know Apple Island is a sanctuary,
11 the Wards donated that. I've spent, myself, a lot of
12 time trying to maintain the integrity of the property
13 because the history's just so cool, especially between
14 the two families. And every once in a while the
15 Fitzgeralds will come by. And one of their children
16 did come by right after the fire because they had seen
17 it on the news, crying.

18 And so as far as like the size of the home,
19 that kind of stuff, that's not as important to me even
20 though I live next door as fitting in with the
21 neighborhood and keeping with the amazing history that
22 it has. And I would hope that this Committee would
23 scrutinize as much as they did my house when I had to
24 get my windows replaced, if you guys recall the
25 yearlong battle that I had with you.

1 For a home that's going in on a remnant of
2 the history of Oakland County. I mean, and it's just
3 that's why it's so important. So you -- Mark's going
4 to get some pushback because you have somebody across
5 the street that's running for mayor. You have somebody
6 five doors down that's running for City Council. You
7 have the ex-mayor on the street.

8 So my suggestion to Mark is that -- because
9 Mark and I -- I don't want to say we've had words in
10 the past but I've had to remind him to take care of
11 this and that. My suggestion to him is that you put a
12 little more thought into neighbors who's got to live
13 there because we do care.

14 And as long as it's up to the historic
15 standards from a federal level as well, because we want
16 to get our tax exemptions back, I'm assuming. Because,
17 when I first moved there, we could get tax exemptions
18 for things we did to the home. I had a cedar shake
19 roof when I moved in.

20 So, from a personal standpoint, that's just
21 kind of the message I want to send him; just work a
22 little harder and make it so that all the neighbors can
23 enjoy whatever it is he put there. Maybe not live
24 there but enjoy the look of it and how it's going to
25 affect all of us neighbors.

1 MR. SMITH: Thank you, Mr. Levitt.

2 CHAIR DAVID: Any others?

3 MR. SMITH: We have three more.

4 CHAIR DAVID: Okay. Look at your agenda,
5 then.

6 MR. SMITH: All right. Next we have
7 Lawrence -- Cormier?

8 MR. CORMIER: Yeah. I think everything's
9 been covered.

10 CHAIR DAVID: Okay. Thank you.

11 MR. SMITH: Thank you. Next,
12 Joann (sic) Johnson.

13 MS. JOHNSON: That's me right here. Pretty
14 much everybody covered everything. I personally
15 thought that, if the house burnt down, since we all
16 have those standards, is it so difficult to just make
17 the front look similar to what was there on the side,
18 wider than it's long? Because that's like a road
19 house, not -- and there's none in our street or in our
20 neighborhood.

21 If everybody just had known going in if it's
22 burned down, blown away or whatever, it has to look
23 like what was there, and that would be simple.

24 MR. SMITH: That would be the expectation.

25 MS. JOHNSON: Yeah.

1 CHAIR DAVID: Thank you.

2 MS. HENK: Ms. Joann (sic), what's your
3 address?

4 MS. JOHNSON: 185.

5 MS. HENK: And, Mr. Cormeir.

6 MR. CORMIER: Same thing, 185.

7 MS. HENK: Got you. Sorry.

8 MR. SMITH: Last -- and if I missed anyone
9 who still needs to speak, they can do so after.
10 Dean Soupel.

11 MR. SOUPEL: Yes.

12 MR. SMITH: Did I get that right?

13 MR. SOUPEL: I think everyone's covered
14 everything very well. I'm going to pass.

15 MR. SMITH: Anyone else that wants to cover?

16 MR. NEAL: I have two concerns. Bryce Neal,
17 191 Ottawa.

18 MR. SMITH: Bryce, thank you.

19 MR. NEAL: So I was looking at the old house
20 and the new plan and it looks like they said it would
21 be an arced tudor-style door. But, on the new plan, it
22 looks just like a regular boxed-framed door.

23 And then also the original wood-framed
24 windows, that was my concern. And, also, my another
25 thing is I've lived with my parents for 19 years in the

1 City of Pontiac and done approved something like this
2 and then uphold all of us in Seminole Hills to the
3 historical rules and regulations would be absurd
4 because you're putting in a home with vinyl siding and
5 we all have to submit permits to build new things and
6 replace things on our homes. So that would just be
7 unfair to, all the citizens, that have to adhere to the
8 Historic District rules.

9 MR. SMITH: And I just wanted to clarify.
10 Nothing has been approved. I don't know if everyone --
11 if anyone thinks something has been approved. This is
12 the review so we can make a decision. So nothing to
13 date has been approved as it relate to the construction
14 of this home.

15 CHAIR DAVID: And before we have a
16 discussion, the Planning Department has, again, the
17 recommendation. And the recommendation, read it again,
18 please.

19 MR. SMITH: The recommendation of the
20 Planning Division is to deny HDC-21-21 for the new
21 construction of a single-family home proposed at
22 148 Ottawa Drive. The Planning Division recommends to
23 the Commission that the Applicant resubmit the housing
24 construction plans that reflect the comments and review
25 criteria mentioned in the planning report.

1 COMM. KARAZIM: I'd like to make a motion.

2 MR. GUSTAFSSON: And if I could, by your
3 objecting, first of all, thank you everybody for coming
4 out. Vern Gustafsson from the City of Pontiac. I
5 think it's also important to also note that the
6 Building Department has put together a new construction
7 guide that outlines what building is requiring, city
8 engineering require.

9 I would also them to also obtain that manual
10 or that guide and ask them to begin the process, too,
11 if they're serious about building this new home so that
12 we can get a complete package back to the agency?

13 MR. SMITH: And I would like to offer if the
14 architect is interested in sitting down with the
15 Planning Department either before he makes any changes
16 or after he makes any changes and we'll be willing to
17 go through with him and see what he produces before we
18 come back, before the Commission. And that may help,
19 you know, get some of those concerns out of the way.

20 CHAIR DAVID: As important is the owner of
21 the house needs to be a part of this discussion. Okay?

22 So we have a motion. Do I hear -- do I hear
23 a motion?

24 MR. SMITH: I'm sorry. Can we do one more
25 comment?

1 COMM. KARAZIM: No.

2 MR. SMITH: You're the boss.

3 COMM. KARAZIM: Go ahead. I'm sorry.

4 MR. SMITH: Go ahead.

5 MS. SINCLAIR: One thing that's missing in
6 the package that they submitted is the site plan. I
7 think that's pretty important. Specifically --

8 COMM. KARAZIM: That's true.

9 MS. SINCLAIR: -- to the next door neighbors
10 to see how close the setback is.

11 COMM. KARAZIM: The setbacks, utilities.

12 MS. SINCLAIR: And the other house that I
13 mentioned is 14 East Iroquois built in 2006. It's a
14 three-bedroom, two-bath and it's 2,318 square feet.

15 MR. SMITH: Is that the one on Iroquois that
16 you mentioned?

17 MS. SINCLAIR: 14 East Iroquois in.

18 MR. SMITH: And just to add to the fact, of
19 the required documents for new construction, it's the
20 plot plan which shows the property as a whole and the
21 construction drawings.

22 So, typically, you know, those are submitted
23 together. I think we only received the construction
24 set at this time.

25 Back to you all.

1 MS. HENK: Okay.

2 COMM. KARAZIM: I have a motion. And the
3 motion is to reflect the recommendation as stated by
4 Donovan.

5 MS. HENK: And I'll second to deny.

6 MR. SMITH: Okay.

7 CHAIR DAVID: I'm sorry. Yes, Robert? Go
8 ahead.

9 COMM. KARAZIM: We made a motion, she
10 seconded it, we're waiting for votes.

11 MR. SMITH: All right.

12 COMM. KARAZIM: Roll call.

13 CHAIR DAVID: Hang on. Are there any further
14 discussion?

15 MS. HENK: No.

16 CHAIR DAVID: I just -- building on what you
17 said, Robert, we have -- I want everyone to know we
18 have 500 lots that had been demoed in our city. And we
19 have to figure out ultimately how we're going to have a
20 strategy to get people to build on those lots. And
21 it's very distressing to drive around in Indian Village
22 and other places that have these lots that no one makes
23 the next step on. It's easy to tear down. But how do
24 you build on this in the future? And I think that's an
25 important thing.

1 So we have a motion and we have a second.

2 Any further discussion?

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

4 MR. SMITH: I'll do roll call.

5 CHAIR DAVID: Oh, you want to do roll call?

6 MR. SMITH: Commissioner David?

7 CHAIR DAVID: Yes.

8 MR. SMITH: Robert Karazim?

9 COMM. KARAZIM: Yes.

10 MR. SMITH: Linda Porter?

11 COMM. PORTER: Yeah.

12 MR. SMITH: Kenneth Burch?

13 MR. BURCH: Yes.

14 MR. SMITH: Katie Henk.

15 MS. HENK: Yes to deny.

16 MR. SMITH: Yes to deny. Motion passes to
17 deny.

18 All right. So we'll be in contact with you.
19 Like I said, the offer is extended if you want to set
20 something up and we can go over the plans.

21 MR. CAMAJ: I'll -- I'm going to do this
22 before ten days; it's going to be done. It's going to
23 be with everybody, those two e-mails I got from you
24 guys.

25 MR. SMITH: Okay. Just let me know.

1 MR. CAMAJ: We're going to try. Whatever
2 they have to do they got to respect this, what the
3 other people live there, to do something match
4 something to look something like others, not just the
5 way it's production. It's more production to me. So
6 I'll work -- I'll work on it. And you're going to
7 receive a big change, big change.

8 MR. SMITH: Thank you.

9 CHAIR DAVID: And, again, the owner needs to
10 be involved, right?

11 MR. CAMAJ: Sure. For sure. He's coming in
12 five days.

13 CHAIR DAVID: Thank you. And thank you all
14 for being here today.

15 MS. HENK: Thank you, guys, for showing up.

16 COMM. KARAZIM: Wait a minute. Everybody
17 hang on for a second. I'm going to bring up the
18 cemetery at Voorheis and Orchard Lake.

19 CHAIR DAVID: Yes.

20 COMM. KARAZIM: The fence.

21 MR. SMITH: Yes?

22 COMM. KARAZIM: What can we do about the
23 fence?

24 MRS. NEAL: What's going on with the fence?

25 COMM. KARAZIM: They're pulling down the

1 fence and putting up cyclone.

2 MRS. NEAL: I understand. But why didn't
3 they tear the old fence down before putting the new one
4 up because there's so much damage?

5 COMM. KARAZIM: I don't know all the details.
6 But I got enough, as a group here, they'll rehab a
7 portion because I've been trying to figure that out.

8 MS. JOHNSON: Can I say something? Ever
9 since they put that corner in, Orchard Lake Road,
10 Voorheis and Ottawa, if you take that corner too fast,
11 you see those cars hit that same spot over and over and
12 over again. To me, it's like why didn't Oakland County
13 put up a wall barrier, you know, a rail, a guardrail,
14 something to stop you from hitting it. Someone who has
15 my mother, my brothers, my cousins, my grandmother, my
16 great grandmother buried in there, I was never notified
17 that they were going to change that fence.

18 COMM. KARAZIM: Well, it's -- I guess it's
19 owned by the church and I guess it's run by the church.

20 MS. JOHNSON: And I belong to that church and
21 I pay every year to keep up that.

22 COMM. KARAZIM: So, Donovan --

23 MR. SMITH: Yeah?

24 MS. JOHNSON: It's the Archdiocese.

25 COMM. KARAZIM: So they're trying to take a

1 fence down and put up a four- or six-foot cyclone
2 fence. So there's got to be a code, a rule that we can
3 leverage there.

4 MR. SMITH: There are two issues going on
5 with that fence. The first is it's -- the historical
6 designation so that has to be addressed.

7 I apologize. The historical nature has to be
8 addressed via the Historic District Application in this
9 process. And then there is also a Planning/Zoning
10 compliance process where we'd review that type of fence
11 replacement so both of those do warrant Code
12 Enforcement.

13 COMM. KARAZIM: So it sounds like the next
14 step is to just get some sort of a stop on the
15 property.

16 MR. SMITH: A cease and desist would be
17 necessary.

18 MR. BERARD: They've already cut it out.

19 MRS. BERARD: The fence is gone already.

20 MR. SMITH: Everyone, so we do have to
21 formally go through that process --

22 COMM. KARAZIM: Okay.

23 MR. SMITH: -- to do the cease and desist.
24 Even though the work is done, we have to cease and
25 desist that. Then that allows us to take that to the

1 next level of enforcement which may be requiring that
2 they put a similar fence back.

3 COMM. KARAZIM: It's still made. It isn't
4 like it's not something like -- so can we do that soon?

5 MR. SMITH: Yeah, it's something that we can
6 get started this week. I believe some enforcement has
7 already started. We can -- I can include it back in
8 your communications that you'll get in the next couple
9 weeks.

10 COMM. KARAZIM: Perfect.

11 MR. SMITH: And then we can come back at the
12 next meeting and I'll give you the formal update and
13 the timeline of what's going on.

14 COMM. KARAZIM: All right. Everybody hear
15 that?

16 MS. SINCLAIR: Can I say something?

17 COMM. KARAZIM: Yeah.

18 MS. SINCLAIR: I talked -- we were over there
19 on Memorial Day cleaning the headstones and I talked to
20 the gentleman that runs the Archdiocese cemeteries
21 takers. He said they're replacing it with black chain
22 link fencing, I can't remember the height, because cars
23 hit it too often. And I said --

24 COMM. KARAZIM: Tom told me they're trying to
25 put six feet in there.

1 MS. SINCLAIR: She was there with me. She
2 talked with me. She was there when I talked to him.
3 And he said that it was because of the cars hitting the
4 fence. And I said, well, you know a wrought iron fence
5 is going to stop a car a lot from going a lot farther
6 than a chain link fence is. He said he didn't care, he
7 was taking it all down and replacing it.

8 MS. HENK: Who was this?

9 MS. SINCLAIR: And -- the guy that runs the
10 cemetery. And supposedly --

11 COMM. KARAZIM: Superintendent.

12 MS. SINCLAIR: -- the sections that have been
13 removed have been donated to the Oakland History
14 Center.

15 COMM. KARAZIM: Oakland County Pioneer and
16 Historic, Mike McGinnis?

17 MS. SINCLAIR: That fencing is still produced
18 by Stewart Iron Works and they're in Cincinnati, Ohio.

19 MR. SMITH: Can you just send that info?

20 MR. LEVITT: Somebody does their homework; I
21 love that.

22 COMM. KARAZIM: Yes, Nancy?

23 MRS. CALENDINE: Wouldn't it make more sense,
24 because it's going to be tense no matter what's set up
25 there, that they put some kind of a barrier to stop

1 that?

2 COMM. KARAZIM: Yeah.

3 MRS. CALENDINE: MDOT could do that?

4 MS. JOHNSON: That's what I said.

5 MR. SMITH: I don't want to them how they can
6 or cannot make improvements.

7 COMM. KARAZIM: There's poles that they bury
8 6 feet and they stick out 4 feet.

9 (Off the record discussion.)

10 COMM. KARAZIM: Any other questions?

11 MS. JOHNSON: I'm only saying that because
12 ever since that rope was like that, that got hit
13 repeatedly, because of the way they come around. And I
14 just think of the safety. Everybody here I know has
15 walked the neighborhood. There's sidewalks. We need
16 to -- when a sidewalk is so close to a major road, it
17 should be a standard thing that you put barriers there.
18 It's just going to be a matter of time, someone's going
19 to get hit. It's just a matter of time because they're
20 hitting the fences and they're hitting these houses.

21 And no one can ever say they weren't told.
22 Because I've called Oakland County Road Commission many
23 times.

24 MR. SMITH: Vern, do you know who owns
25 Orchard Lake? Is it -- do you know who owns it; is it

1 MDOT?

2 MR. GUSTAFSSON: The city does.

3 MR. SMITH: We own it. Okay. All right.

4 CHAIR DAVID: So we've covered the agenda,
5 right, Donovan?

6 MR. SMITH: Yes.

7 CHAIR DAVID: Is there a motion to adjourn?

8 COMM. KARAZIM: One quick question. Anybody
9 got any answers to what I just said. Do you understand
10 who's going to start picking this project up and we all
11 know who we have to call to make it --

12 Donovan, would you give them your phone
13 number, please.

14 MR. SMITH: (248) 758-2815 or 2800. But
15 anyone that wants a card on the way out, I'll be happy
16 to give you a card. You don't got to write it down.

17 COMM. KARAZIM: Okay. Thank you. Motion to
18 adjourn.

19 MR. BURCH: Second.

20 CHAIR DAVID: Supported. All in favor?

21 COMMISSIONERS: Aye.

22 (Meeting was concluded at 7:27 p.m.)

23 * * * *

24

25

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 (65) 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
248-758-2800/FAX 248-758-2827

August 3, 2021

To: Pontiac Historic District Commission

From: Donovan Smith, City Planner

Date: September 14, 2021

Subject – Accessory Structure Demolition – 184 Chippewa Rd. – HDC 21-25

The Planning Division has completed a Technical review of the subject property, 184 Chippewa Rd., a single-story Ranch-Style single family home and a one-car garage located in the rear yard, located in the Seminole Hills Historic District.

The applicant/home owner, Willie McElroy, has made petition to the Historic District Commission to demolish the existing one-car garage to the foundation, and to allow the exist slab to remain for the construction of a replacement structure. The Planning Division has conducted a review of the criteria for Historic District Appropriateness, and the Secretary Standards for Rehabilitation from Department of Interior. The proposed demolition of an accessory structure should also be consistent with the standards for approval identified in the City of Pontiac Ordinance for Historic Preservation.

Secretary's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - *The property will continue to function as a single family home.*
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - *The existing garage is not construction of historic materials and is a noncontributing element to the historic character of the home.*
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - *The demolition and construction of a replacement structure would not create a false sense of historical development on the site.*
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - *Acquired historical changes to the property will not be altered or removed.*

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 - *No distinctive features or construction techniques are proposed to be removed.*
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - The existing garage is functionally obsolete, and shows signs of accumulated damage since it's' construction.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - *No Chemical and Physical treatments will be applied to historical structures and materials.*
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - *No significant archeological resources will be affected by the proposed work.*
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - Any subsequent new additions of accessory structures shall comply with the Secretary Standards for Rehabilitation.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - Any subsequent new additions of accessory structures shall not alter or affect the essential form or integrity of the Historic District or its environment.

Recommendation

The Planning Division recommends to the Historic District Commission to **approved** HDC 21-25, for the demolition is an existing one-car garage accessory structure.

