



# CITY OF PONTIAC

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

## Historic District Commission

Wednesday – July 13, 2022 - 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: April 13, 2022
5. HISTORIC DISTRICT REVIEW:
6. UNFINISHED BUSINESS:
7. NEW BUSINESS:
  - 7.1 HDC 22-23 – 119 N Saginaw – Window and Façade Improvements
  - 7.2 HDC 22-20 – 266 Cherokee – Garage Shingle Replacement
8. PUBLIC COMMENTS:

1 CITY OF PONTIAC HISTORIC DISTRICT  
2 WEDNESDAY, APRIL 13, 2022, 6:00 P.M.  
3 LION'S DEN, 1ST FLOOR  
4 47450 WOODWARD AVENUE, PONTIAC, MICHIGAN

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7 BOARD MEMBERS PRESENT: Chair Rick David  
8 Comm. Kathie Henk  
9 Comm. Linda Porter

10

11 FROM THE CITY: Donovan Smith, City Planner

12

13

14 ALSO PRESENT:

15 Thomas Shafto from Service Glass

16

17

18 TRANSCRIPT PROVIDED BY:

19 STORM REPORTING (810) 441-0898

20 Mona Storm, Certified Shorthand Reporter # 4460

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1 Pontiac, Michigan

2 Tuesday, April 13, 2022

3 6:01 p.m.

4 CHAIR DAVID: I call the meeting to order and  
5 roll call.

6 MR. SMITH: Okay, roll call. Linda Porter?

7 COMM. PORTER: Here.

8 MR. SMITH: Kenneth Burch?

9 Absent. Kathie Henk?

10 COMM. HENK: Here.

11 MR. SMITH: And Rick David?

12 CHAIR DAVID: Here.

13 MR. SMITH: All right. We do not have a  
14 quorum, for the record. So what that means, just for  
15 the record, is that we cannot approve the minutes  
16 today. And we cannot make a formal motion to approve  
17 the items. But we can, however, have discussion,  
18 conversation, questions; we can do all of that. And  
19 then the intention is that we would continue to move  
20 the applicant forward administratively in consideration  
21 with what's been said today.

22 COMM. HENK: Okay.

23 MR. SMITH: Okay?

24 COMM. HENK: And then can we -- we can't --  
25 is it possible to do it like by e-mail?

1 MR. SMITH: Uh-uh.

2 CHAIR DAVID: With Kenny, you mean? Yeah.

3 MR. SMITH: No, it would have to be here.

4 COMM. HENK: What about a special meeting?

5 MR. SMITH: If everyone would be interested  
6 in doing another special meeting, if it's necessary.

7 COMM. HENK: Okay.

8 MR. SMITH: And you guys can make that  
9 decision.

10 CHAIR DAVID: Yeah. We'll see how  
11 complicated this all is.

12 COMM. HENK: All right.

13 CHAIR DAVID: So there is no communication.  
14 Minutes, we can't -- can we --

15 MR. SMITH: We're going to table all the  
16 minutes.

17 COMM. HENK: Okay.

18 CHAIR DAVID: Table all the minutes. Okay.  
19 Oh, darn. Okay. And then -- and then, Number 5, what  
20 is that?

21 MR. SMITH: If we were coding motions and  
22 actual cases, they would fall on 5 but they got bumped  
23 to 7, just for a New Business conversation.

24 COMM. HENK: Okay.

25 MR. SMITH: That's why there's nothing in 5



1 but there's stuff in 7.

2 CHAIR DAVID: Okay. So 7.

3 MR. SMITH: Yes.

4 CHAIR DAVID: So why don't we go through your  
5 thoughts on this --

6 MR. SMITH: Okay.

7 CHAIR DAVID: -- please.

8 MR. SMITH: So HDC 22-06 is 24 West Huron.  
9 Included in your packet is a series of information.  
10 But, just briefly, if you're familiar with the  
11 building -- there are some pictures -- the formal  
12 address or historic address of the building was 22 to  
13 28 West Huron. It used to have more than -- well, it  
14 was a multi-tenant, multi-space building.

15 Historically, the -- this would be the --  
16 this side, so this would be east. The eastern half of  
17 the building was remodeled and that facade was done a  
18 long time ago. So we're actually just focusing on the  
19 portion that is currently boarded up. I think  
20 everybody knows where that space is.

21 COMM. HENK: Yeah.

22 MR. SHAFTO: Does Don own both buildings?

23 MR. SMITH: I don't know if he --

24 MR. SHAFTO: Okay.

25 MR. SMITH: I'm not sure. I know he owns the

1           one and I don't know if they're formally split into two  
2           buildings or if it just looked like two buildings.

3                     MR. SHAFTO: I believe they are.

4                     MR. SMITH: Okay. So the building is owned  
5           by Don, Donald Tinsley. And they are proposing to  
6           remove the T1-11 siding that's on the front of the  
7           building and they plan on restoring the windows on the  
8           second floor and replacing and restoring the historic  
9           storefront.

10                    There are some considerations. We do have in  
11           the Planning Department a Downtown Historic Facade  
12           Study that was done in 1990, which is where a lot of --  
13           you'll see images like -- like these. This comes out  
14           of that facade study that we have.

15                    COMM. HENK: Uh-huh.

16                    MR. SMITH: And it does give us some of the  
17           contributing features, such as the original wood  
18           windows that currently, if you look on this building to  
19           the east (sic), you can see there are two-pane windows  
20           and it's a six-over-one.

21                    COMM. HENK: Uh-huh.

22                    MR. SMITH: Those are the historic windows,  
23           the original windows. And you can look and see the  
24           second floor of the 24 West, you can see how they  
25           replaced -- they got rid of those six-over-one grades

1           and they kind of put smaller windows in.

2                   COMM. HENK: Uh-huh.

3                   MR. SMITH: Do you see what I'm referring to  
4           there?

5                   COMM. HENK: Yeah.

6                   MR. SMITH: So these windows are not the  
7           historic windows. But the three to the east are  
8           historic windows.

9                   COMM. PORTER: So these? Those?

10                  MR. SMITH: These are the windows now. Let  
11           me see. These -- these are the historic windows, 1, 2,  
12           3. So see this says, "Original wood windows on the  
13           west --" I'm sorry. I'm saying east. It was west.  
14           Original windows on the west, those are those historic  
15           windows.

16                  COMM. PORTER: Okay. Are those there now?

17                  MR. SHAFTO: No, none of that's existing now.

18                  MR. SMITH: No, none of this -- this is all  
19           gone.

20                  MR. SHAFTO: It's all been replaced.

21                  MR. SMITH: These are what is there now but  
22           these are not the historic contributing windows.

23                  COMM. HENK: Okay. They're just filled in?

24                  MR. SMITH: Yeah. And they're smaller, too.

25                  COMM. HENK: Right.

1                   MR. SMITH: You can see that they're smaller.  
2                   So they are proposing to put those type of window back,  
3                   which is, if you go back two pages, those are those  
4                   windows.

5                   COMM. HENK: Yep.

6                   MR. SMITH: So those are what are being  
7                   proposed to go back --

8                   COMM. HENK: Okay.

9                   MR. SMITH: -- on the second floor. And, on  
10                  the first floor -- so let me just go back to -- so I'm  
11                  back on this page. I'm bouncing around. I'm sorry.

12                  COMM. PORTER: That's all right.

13                  MR. SMITH: So on this page, if you see, it  
14                  says contributing features, original wood windows on  
15                  west half of 22 to 26 West Huron, the non-Dryvit  
16                  portion of the building. The stone terracotta  
17                  detailing are the quoins. The "Limestone Cap on  
18                  Parapet" and then there's a tile vestibule. So those  
19                  are the items defined as contributing. Okay? And  
20                  then, if you go to the next page.

21                  COMM. HENK: That's outside?

22                  MR. SMITH: It is -- it was a --

23                  MR. SHAFTO: It's an exposed --

24                  MR. SMITH: -- recess.

25                  MR. SHAFTO: Uh-huh.

1                   COMM. HENK: So it's like mine I have sitting  
2                   inside like that?

3                   MR. SHAFTO: Uh-huh.

4                   COMM. HENK: Okay.

5                   MR. SMITH: And that piece, that is supposed  
6                   to be in custom tile.

7                   MR. SHAFTO: I was just going to back up to  
8                   one thing. The proposed windows on the second floor  
9                   are aluminum and insulated glass but they do reflect  
10                  the six-over-one. That terracotta tile is in really  
11                  rough shape.

12                  COMM. HENK: Is that these little squares up  
13                  there?

14                  MR. SHAFTO: No, the vestibule, the  
15                  exposed --

16                  COMM. HENK: Oh, oh, okay. Got you.

17                  MR. SHAFTO: Yeah. The one bulging on the  
18                  floor; it's been exposed all these years.

19                  COMM. HENK: Yeah.

20                  MR. SMITH: And then, if you'll just go to  
21                  this page, which is the next page. Briefly, an  
22                  architect summary, just a couple notes. And I'll just  
23                  read these.

24                  "The following are long-term restoration  
25                  goals intended to address the building's many

1 historical anachronisms.

2 The storefronts shall be removed and replaced  
3 with reproductions of the originals.

4 The windows should be replaced with  
5 reproductions of the originals and the reconditioning  
6 of 26, 28 with the Drivit is not in the direction of  
7 the historic design."

8 Long story short, the further reconditioning  
9 should be historically compatible or reminiscent of  
10 what those historical designs were.

11 COMM. PORTER: May I ask what Drivit is?

12 MR. SMITH: Dryvit is -- it's like an  
13 exterior facade-type of material. It is --

14 MR. SHAFTO: It's actually foam.

15 COMM. HENK: It would have been styrofoam.

16 MR. SMITH: Yeah, it's a strong foam, right.

17 MR. SHAFTO: With a fiberglass membrane over  
18 it. And you can make it smooth or -- the Waterman  
19 building is Drivit or EIFS.

20 COMM. HENK: The building has to be, where  
21 they took the front off of that, was we were fighting  
22 to keep that front on there.

23 MR. SMITH: Uh-huh.

24 COMM. PORTER: Hmm.

25 MR. SMITH: Our ordinance kind of restricts

1           that material a little bit.

2                   COMM. HENK: Yeah, not enough.

3                   MR. SMITH: And not enough.

4                   COMM. HENK: Okay.

5                   MR. SMITH: So then this last page is an  
6           evaluation. So, in the evaluation, it talks about the  
7           three generations of storefronts. Meaning that even  
8           the facade that's on there now is not the original and  
9           it was changed two times prior to and none of them are  
10          historic.

11                   The wood casement windows would be  
12          nonconforming. And then the remodeling over at 26 and  
13          28 would be noncontributing.

14                   COMM. HENK: Okay.

15                   MR. SMITH: Okay. And then lastly, you have  
16          this page. The next one, and you can see on the  
17          bottom, they tried to -- this is 28. So it -- this is  
18          not to scale, just for reference. So it's going to  
19          look off but I don't believe it's to scale when they  
20          designed it. The property we're looking at is actually  
21          this piece here.

22                   COMM. HENK: Okay.

23                   MR. SMITH: And you can see the original  
24          storefront with the glass and the recessed door.

25                   COMM. HENK: Yep.

1                   MR. SMITH: And then those two windows would  
2                   be above that. So that's the kind of what they were  
3                   trying to --

4                   CHAIR DAVID: This is -- this is the 1990  
5                   study?

6                   MR. SMITH: The 1990 study, yep.

7                   CHAIR DAVID: And there's -- in terms of  
8                   context, I have it on Franklin Boulevard. They did the  
9                   same thing in the same year (sic.)

10                  MR. SMITH: But they did put the -- do you  
11                  live on Franklin Drive?

12                  CHAIR DAVID: Uh-huh.

13                  MR. SMITH: Can you bring that?

14                  CHAIR DAVID: Sure. They did every house on  
15                  Franklin Boulevard in the district. And they indicated  
16                  what needed to be done and the cost in 1980 -- and this  
17                  was a 1989 study.

18                  MR. SMITH: Okay. And they did it?

19                  CHAIR DAVID: Yeah.

20                  MR. SMITH: So, if you have that, please  
21                  share it.

22                  CHAIR DAVID: Yeah.

23                  MR. SMITH: I don't know how clear our copy  
24                  is.

25                  CHAIR DAVID: Yeah, right.



1                   COMM. HENK: So can I ask Thomas a question?

2                   MR. SMITH: Uh-huh.

3                   COMM. HENK: So, Tom, is this going to be  
4 recessed in like --

5                   MR. SHAFTO: No, that's what he's proposing  
6 not to do. He wants it all out on the sidewalk level.  
7 Because the way he wants to utilize his office space up  
8 front there, he's losing a lot of --

9                   COMM. HENK: Got you.

10                  MR. SHAFTO: It's a very wide sidewalk there,  
11 too.

12                  COMM. HENK: It is, yeah.

13                  MR. SHAFTO: As far as just the Clio doors  
14 swinging out on the sidewalk --

15                  COMM. HENK: Yeah.

16                  MR. SHAFTO: -- I don't believe there's an  
17 issue.

18                  MR. SMITH: So what he has proposed are --  
19 you can see the second floor windows.

20                  COMM. HENK: Yeah.

21                  CHAIR DAVID: Uh-huh.

22                  MR. SMITH: And then the facade storefront  
23 facade windows.

24                  COMM. HENK: And so we're just -- we're  
25 talking straight across from them.

1                   The one at the top, is that similar to what  
2                   you want to put on mine?

3                   MR. SHAFTO: No. These are Muntin bars.  
4                   Yours, we were going to do Muntin bars but it had  
5                   opaque glass --

6                   COMM. HENK: Right.

7                   MR. SHAFTO: -- and a little different.

8                   COMM. HENK: But this is like a double-wide  
9                   of what that sample kind of thing --

10                  MR. SHAFTO: Similar.

11                  COMM. HENK: Okay.

12                  MR. SHAFTO: Uh-huh. I don't know what was  
13                  there. There's nothing there now --

14                  COMM. HENK: Right.

15                  MR. SHAFTO: -- behind that T1-11.

16                  COMM. HENK: Okay.

17                  MR. SHAFTO: But, you know, he's definitely  
18                  made an effort. Like the upper windows, he initially  
19                  wanted -- and, you know, when I start these projects --

20                  My name is Tom. I own Service Glass.

21                  COMM. PORTER: Oh.

22                  MR. SHAFTO: So these smaller projects,  
23                  there's usually not an architect or I don't get  
24                  drawings. So, speaking with the building owner, they  
25                  give me their ideas, what they want to do. So he

1 initially wanted these windows to be operable upstairs.  
2 But, when -- after speaking with Donovan, showing me  
3 how the historical looked, he, Don Tinsley, was very  
4 interested in making this look historical.

5 He had no problems changing these upper  
6 windows to look like this and represent the original  
7 windows. So -- and he owns the corner building that's  
8 by the church, across from the church, that has Dryvit  
9 on it right now. And he is interested in removing all  
10 of that to make it look like the original. So he does  
11 have an interest --

12 COMM. HENK: Are you talking about the old  
13 Bat House building?

14 MR. SHAFTO: No. The one right -- right  
15 across from the church.

16 MR. SMITH: The one there. This one.

17 COMM. HENK: Oh, he owns that one, too?

18 MR. SHAFTO: He does.

19 COMM. HENK: Oh.

20 MR. SMITH: It did have work also. So, if  
21 you read that report, this building is covered in  
22 Dryvit.

23 COMM. HENK: Right.

24 MR. SMITH: And they took --

25 COMM. HENK: But who owns that one?

1                   MR. SMITH: I don't know.

2                   MR. SHAFTO: I don't know.

3                   COMM. HENK: Oh, okay.

4                   MR. SHAFTO: I don't think it's Jim

5           Cunningham but --

6                   COMM. HENK: No, I don't think so.

7                   MR. SHAFTO: But my plan -- he is trying to

8           make things --

9                   COMM. HENK: Yeah.

10                  MR. SHAFTO: -- look historic. But he still

11           wants it to be functional --

12                  COMM. HENK: Sure.

13                  MR. SHAFTO: -- and it has to be

14           energy-efficient. And this is all insulated glass.

15           It's thermally-broken frames so you don't get a

16           transfer of cold.

17                  COMM. HENK: And then do we know, is he going

18           to just continue?

19                  MR. SMITH: I would think.

20                  COMM. HENK: Okay.

21                  MR. SMITH: But we -- we --

22                  COMM. HENK: We don't --

23                  MR. SMITH: -- don't --

24                  COMM. HENK: -- know.

25                  MR. SMITH: -- know what --

1                   COMM. HENK:  -- yet.

2                   MR. SMITH:  -- his plans --

3                   COMM. HENK:  Got you.

4                   MR. SMITH:  -- are for the other building.

5                   COMM. PORTER:  Donovan, why are the other

6                   buildings noncontributing or is this building

7                   noncontributing, too?

8                   MR. SMITH:  So it's interesting.  And I

9                   couldn't find the exact reason.  I'm not sure why,

10                  historically, they allowed this corner building to be

11                  changed, so -- because it should have been maintained

12                  historical as well as the building on the other side.

13                  CHAIR DAVID:  Are they talking about the Bat

14                  Building?

15                  MR. SMITH:  Uh-uh.

16                  CHAIR DAVID:  No.

17                  MR. SMITH:  It would be the one on the

18                  corner.

19                  MR. SHAFTO:  Right across from the church.

20                  COMM. HENK:  This one.

21                  CHAIR DAVID:  Right across from the church?

22                  COMM. HENK:  Yeah --

23                  MR. SHAFTO:  Yeah --

24                  COMM. HENK:  -- that --

25                  MR. SHAFTO:  -- on Wayne --

1                   COMM. HENK:  -- one.

2                   MR. SHAFTO:  -- and -- Wayne and Huron.

3                   MR. SMITH:  It's on the other side.

4                   CHAIR DAVID:  Yeah.

5                   MR. SMITH:  So that building was allowed to  
6                   be changed to nonhistorical.  And, if you go back to  
7                   this page, you can see that the building next to it, at  
8                   one point, they allowed that building to be changed to  
9                   this nonhistorical, which is why these two buildings  
10                  look kind of similar.

11                  CHAIR DAVID:  Right.

12                  MR. SMITH:  I believe those were the same --

13                  COMM. HENK:  I do, too.

14                  MR. SMITH:  -- before they did this one.  And  
15                  then, when they did this one, they did it to mimic --

16                  COMM. HENK:  Got you.

17                  MR. SMITH:  -- the second one.  And that was  
18                  allowed to go forward.

19                  COMM. HENK:  Okay.

20                  MR. SMITH:  This one in the middle has been  
21                  boarded up for a lot longer.

22                  COMM. HENK:  Yeah.

23                  MR. SMITH:  And there's no one has made  
24                  attempts to try to restore it or make it consistent  
25                  with everything else.  So that's kind of how we got to

1           this.

2                   COMM. HENK: Got you. Okay.

3                   MR. SMITH: But there wasn't too much that I  
4           was able to find to justify why they did this one and  
5           why they did this one.

6                   COMM. HENK: Okay.

7                   MR. SMITH: Arguably, someone could say that,  
8           you know, we should be following these and ignoring the  
9           historic because it's not consistent. But I think you  
10          can also argue, if you maintain -- if you're required  
11          to be historical, like I said, it will kind of  
12          encourage everyone else to follow suit.

13                  COMM. HENK: Right. But it would be nice to  
14          know if he was going to do that one and if it would  
15          match that one; that would really --

16                  MR. SMITH: I would believe that would be the  
17          intention.

18                  MR. SHAFTO: I don't know what's behind that  
19          Drivit but I would think that, yeah, that they're --

20                  COMM. HENK: Yeah.

21                  MR. SHAFTO: -- pretty much the same  
22          elevation --

23                  COMM. HENK: Right.

24                  MR. SHAFTO: -- as far as lentils.

25                  MR. SMITH: I would think it depends on, like

1           he said, what's behind that Dryvit.

2                   COMM. HENK:   Okay.   So what do we have to do?

3                   So something I brought up to Tom:

4                   Would you be able to confirm that, once you  
5 pull this off, that those are going to be still the  
6 plans?  That you're going to still do, once you see --

7                   MR. SHAFTO:   I -- I know where the lintel is.

8                   MR. SMITH:   Okay.

9                   MR. SHAFTO:   So, yeah --

10                  MR. SMITH:   That would be --

11                  MR. SHAFTO:   Yeah, you can see it from inside  
12 this building.

13                  MR. SMITH:   Okay.

14                  MR. SHAFTO:   I think we even actually -- I  
15 had him just to confirm -- pull off one piece of T1-11  
16 so I can see it from outside.

17                  MR. SMITH:   You can?  Okay.

18                  MR. SHAFTO:   Yeah.  And then put it back on.

19                  MR. SMITH:   Okay.

20                  Anyone else have any questions, at least of  
21 what his intentions are or his approach to this facade  
22 improvement?

23                  Okay.  So what the plan would be is we can  
24 issue an administrative Certificate of Appropriateness  
25 that we reviewed and we at least talked about it and



1           that it is historically significant to make those  
2           changes. And then they would be allowed to go and pull  
3           a building permit and make that --

4                   COMM. HENK: Okay.

5                   MR. SMITH: -- correction. Is everybody  
6           happy with that?

7                   COMM. HENK: Yep.

8                   CHAIR DAVID: Okay.

9                   COMM. HENK: Yep.

10                  MR. SMITH: Okay.

11                  COMM. HENK: Are you happy with that?

12                  MR. SHAFTO: I've had this door sitting in my  
13       shop for two months.

14                  COMM. HENK: Yeah.

15                  MR. SHAFTO: So, yeah.

16                  MR. SMITH: Okay. So, if that's okay, then  
17       we're okay with that.

18                  COMM. HENK: Okay.

19                  MR. SMITH: So we'll talk tomorrow or Friday  
20       when you come in.

21                  MR. SHAFTO: Okay.

22                  MR. SMITH: And we'll work out the final  
23       details. Okay?

24                  MR. SHAFTO: All right.

25                  MR. SMITH: All right. Thank you.

1                   COMM. HENK:   Good.

2                   MR. SMITH:   There's no formal motion but --

3                   COMM. HENK:   We can't do that?   Okay.

4                   MR. SMITH:   We have to go and --

5                   COMM. HENK:   Okay.

6                   MR. SMITH:   Okay?   So that's all I have for  
7                   that one.

8                   COMM. HENK:   All right.

9                   MR. SMITH:   And the other item I wanted to  
10                  touch on:   Everyone was likely in contact with Carla  
11                  over the past two weeks in getting everyone to do those  
12                  resumes?

13                  COMM. HENK:   Yes.

14                  MR. SMITH:   That was -- if you remember, we  
15                  did the Certified Local Government.   So we sent that  
16                  information off mid-March and the last items they  
17                  needed were resumes -- well, at least that resume form  
18                  from everybody.

19                  COMM. HENK:   Yeah.

20                  MR. SMITH:   So we have everything.   That will  
21                  be going out this week.   I did get a kind of green  
22                  light that we meet all the other requirements.

23                  COMM. HENK:   Okay.

24                  MR. SMITH:   So there is those resumes and  
25                  then there is like one paragraph worth of narrative

1           that I have to put together. And then that information  
2           goes to SHIPO and MEDC.

3                   COMM. HENK: Okay.

4                   MR. SMITH: And I would say before the end of  
5           May we should have a Certified Local Government.

6                   COMM. HENK: Okay.

7                   CHAIR DAVID: Define what that will allow us  
8           to do in Pontiac?

9                   MR. SMITH: That will -- there are grants  
10          that are exclusive to Certified Local Governments --

11                   CHAIR DAVID: Great.

12                   MR. SMITH: -- that, prior to now, we would  
13          not be eligible for. And they vary. They come in all  
14          sorts of forms. So what else I'm doing is sharing  
15          those with you --

16                   COMM. HENK: Okay.

17                   MR. SMITH: -- just so you see them as they  
18          come. I get a list every week. And, depending on what  
19          it is, it's various grants for funding for historic  
20          designations or specific sites to have those sites  
21          designated.

22                   COMM. HENK: That we can share with the  
23          people that are coming?

24                   MR. SMITH: Yeah.

25                   COMM. HENK: Yippy. Finally. Okay.

1           MR. SMITH: Then there are other technical  
2 assistance grants that we'll also be eligible for. In  
3 addition to, it also helps us for -- there are certain  
4 programs that come through the County. One being  
5 the -- I don't know if anyone's heard of a RAP program,  
6 Restoration -- Revitalization and something Program.  
7 Programs like that, they ask the cities to have  
8 Certified Local Government status to help with their --

9           COMM. HENK: Oh.

10          MR. SMITH: -- criteria --

11          COMM. HENK: Okay.

12          MR. SMITH: -- in addition to redevelopment  
13 communities. And just recently, by the end of May, we  
14 will have both. We will be certified as a  
15 redevelopment-ready community. That resolution was  
16 passed March 22nd. And then, over the next couple  
17 weeks, we'll also have our Certified Local Government  
18 status. We will, at that point, have two of the, I  
19 would say, cream de la cream statuses for cities. And  
20 that should open us up to a whole nother level of  
21 grants and opportunities and things of that nature.

22          CHAIR DAVID: The other thing with the new  
23 elected regime, historically we've been just reactive.  
24 We hear a proposal. But we've never been proactive for  
25 a long time.

1                   I've been driving around. I'm President of  
2                   the Rotary. And they're planting a hundred trees in  
3                   parks. We are so lucky to have these few wonderful  
4                   historic districts. But, when I go around Pontiac,  
5                   it's -- I feel so sad for the City. You know, I don't  
6                   know if you've -- you know, it's just I feel so sad.

7                   And if we could be more proactive, like when  
8                   real estate people bring a potential person here, that  
9                   they -- that the people know that are going to come in  
10                  this area that they have their historic districts that  
11                  have certain responsibilities, that homeowners know  
12                  this.

13                  You know, it's just we just have these few  
14                  historic areas in Pontiac. How can we move from a  
15                  reactive mode to a proactive mode? And, if we could do  
16                  that with the newly-elected regime, it would be -- it  
17                  would be really wonderful for us. And since we're  
18                  talking about this, but I think we've got to be more  
19                  intentional.

20                  You know, we need -- I gave an architect's  
21                  name. I've been told that you don't really have to  
22                  live in Pontiac. But they work on Howard Street. We  
23                  need an architect.

24                  COMM. HENK: Right, we do.

25                  CHAIR DAVID: We need people to replace

1 Robert who really are savvy about --

2 COMM. HENK: Yeah.

3 CHAIR DAVID: -- about this kind of -- you  
4 know, about what all that needs to be done and historic  
5 windows and what we need to be doing.

6 So this is a really nice opportunity with the  
7 new regime to see whether -- I don't even know what.  
8 They have so many things that they're working on and  
9 maybe we're just, you know, nice but not necessary.

10 But, you know, I would love to just -- you  
11 know, the three of us really feel that way, I know, and  
12 Robert did as well, you know.

13 MR. SMITH: Well, I do know one of the things  
14 that he's been working is reconfirming all the  
15 commissions and all the Boards.

16 CHAIR DAVID: Yeah.

17 MR. SMITH: So PC was done. ZBA, we just did  
18 yesterday, I believe.

19 COMM. HENK: Yeah, I saw it.

20 MR. SMITH: And I hear HDC is the next one  
21 coming.

22 COMM. HENK: Oh, good.

23 MR. SMITH: So I know it's on his radar.

24 CHAIR DAVID: Yeah. And my other thought was  
25 we need representatives here from each of the historic

1 districts.

2 COMM. HENK: That would be wonderful.

3 CHAIR DAVID: So right now we have nobody  
4 from Seminole Hills.

5 MR. SMITH: Okay.

6 CHAIR DAVID: And that is the prime area.

7 COMM. HENK: Or from Modern Housing.

8 CHAIR DAVID: And we don't have Modern  
9 Housing.

10 COMM. HENK: Right.

11 CHAIR DAVID: We're covered now with -- you  
12 know, with you downtown.

13 COMM. HENK: Yeah.

14 CHAIR DAVID: And Franklin Boulevard Historic  
15 District, we're okay. But --

16 MR. SMITH: I do believe in his list there is  
17 a member from Modern Housing and Seminole Hills.

18 CHAIR DAVID: Okay. That's great. So that  
19 would be really important.

20 COMM. HENK: Good.

21 CHAIR DAVID: Fairgrove, I don't think -- you  
22 know, we rarely -- we rarely have a person petitioning  
23 from Fairgrove to come here. But -- yeah.

24 But, you know, I mean, proactive also means  
25 that we have workshops for people, bring people who are

1        knowledgeable about windows and then we have a day in  
2        May where people who are remodeling can come and they  
3        can learn about the windows that are appropriate in a  
4        historic area and things like that. Just like once a  
5        year have something like that. I think it would be  
6        really important for us.

7                But I've been in these parks -- just in  
8        closing, they don't -- we have 26 parks. This City  
9        doesn't need 26 parks. You know, it's just crazy. I  
10       went to Aaron Perry Park. It should be a housing  
11       development, not a park. There's not a tree in sight.  
12       And you know, it's not a park.

13               You know, it's a -- I was just so sad that --  
14       and I'm -- we're taking people from United Wholesale  
15       Mortgage and Amazon and GM to these parks. And I've  
16       been a little concerned about what they really think  
17       when they get to them. You know what I mean?

18               MR. SMITH: Uh-huh.

19               CHAIR DAVID: That's just my ranting and  
20       raving for today.

21               COMM. HENK: Okay.

22               CHAIR DAVID: You know, so it's just -- it's  
23       just we need to really enhance our game.

24               MR. SMITH: Yes?

25               MR. SHAFTO: Go ahead.



1                   COMM. HENK:   Donovan.

2                   CHAIR DAVID:  Anything else?

3                   COMM. HENK:  Yeah.  I thought we had --  
4                   didn't we have something for Mr. Cunningham or did you  
5                   guys take care of it in-house?

6                   MR. SMITH:   We did it in-house.

7                   COMM. HENK:  Okay.

8                   MR. SMITH:   This was the windows in the back.

9                   COMM. HENK:  In the back.  Okay.

10                  MR. SMITH:   And he gave us historically  
11                  significant windows.  So we did that --

12                  COMM. HENK:  All right.

13                  MR. SMITH:   -- administratively.

14                  COMM. HENK:  Okay.  And wasn't there one  
15                  other one you had?

16                  MR. SHAFTO:   There's several that I'm working  
17                  on.

18                  COMM. HENK:  Oh.

19                  MR. SHAFTO:   Seventeen now we're restoring  
20                  the windows.

21                  COMM. HENK:  Oh.

22                  CHAIR DAVID:  So tell us about Service Glass.  
23                  You can meet our criteria for historic windows?

24                  MR. SHAFTO:   I don't do them very often.  But  
25                  I was just going to share with -- I didn't know if I

1       showed you, my son used to live on Cherokee. And we  
2       restored his -- his house and all the windows, a little  
3       bungalow, yeah. So we have the ability to do it. But  
4       our wheelhouse is not --

5               CHAIR DAVID: Yeah.

6               MR. SHAFTO: It's commercial.

7               CHAIR DAVID: That's not one of your things.

8               MR. SMITH: But it helps when we have the  
9       references for you.

10              COMM. HENK: Right.

11              MR. SHAFTO: Yes.

12              MR. SMITH: And then we can kind of get help  
13       as we can.

14              MR. SHAFTO: Yes. So most of them are  
15       Pike Street properties.

16              COMM. HENK: Are what properties?

17              MR. SHAFTO: Pike Street.

18              MR. SMITH: And, to the point, Rick, there is  
19       some training that will come out of this Certified  
20       Local Government status and some funding for some  
21       training --

22              CHAIR DAVID: That would be great.

23              MR. SMITH: -- and things like that.

24              You will likely also be receiving a survey  
25       regarding trainings and things like that.

1 CHAIR DAVID: And that's --

2 MR. SMITH: And that's going to come from the  
3 MEDC through us. And they will get it back out to you.  
4 And they're going to help us put together just an  
5 overall training strategy --

6 CHAIR DAVID: Great.

7 MR. SMITH: -- for all the boards. And then  
8 we'll kind of dovetail that with Certified Local  
9 Government --

10 COMM. HENK: Okay.

11 MR. SMITH: -- and kind of start bringing all  
12 of these pieces together.

13 COMM. HENK: Good.

14 MR. SMITH: So we're -- we're moving.

15 CHAIR DAVID: That's good.

16 COMM. HENK: I'm trying to think.

17 MR. SMITH: And lastly --

18 COMM. HENK: 17 what?

19 MR. SHAFTO: 17 is --

20 MR. SMITH: -- there --

21 MR. SHAFTO: -- right --

22 MR. SMITH: -- may be --

23 MR. SHAFTO: -- across from --

24 MR. SMITH: -- updates --

25 MR. SHAFTO: -- Danny's --

1 MR. SMITH: -- to --  
2 MR. SHAFTO: -- entrance --  
3 MR. SMITH: -- the --  
4 MR. SHAFTO: -- to --  
5 COMM. HENK: But --  
6 MR. SHAFTO: -- the --  
7 MR. SMITH: -- historic --  
8 MR. SHAFTO: -- building --  
9 MR. SMITH: -- ordinance --  
10 (Off the record discussion.)  
11 MR. SMITH: -- to the historic ordinance,  
12 preservation ordinance that we did a big update maybe  
13 about two years ago. And there may be some just minor  
14 things that we'll be kind of just updating. So I would  
15 say expect to see that May, June.  
16 COMM. HENK: Okay. And I was going to say to  
17 Tom, 17 I'm not picturing.  
18 MR. SHAFTO: It's the old like General  
19 Printing, I think, building.  
20 COMM. HENK: Oh, yeah. Was Laurence? Oh, I  
21 was thinking --  
22 MR. SMITH: I'm thinking right now it's the  
23 music building. Or was it always that printing?  
24 COMM. HENK: The Pontiac -- I know exactly --  
25 MR. SHAFTO: I think somebody was recording

1 music in there at some point.

2 COMM. HENK: Yeah.

3 MR. SHAFTO: Yeah.

4 COMM. HENK: Okay. Yeah.

5 MR. SMITH: Okay. That's all I had.

6 CHAIR DAVID: That's okay.

7 MR. SMITH: And then, lastly, we did move  
8 these to the second Wednesdays.

9 COMM. PORTER: What is that?

10 MR. SMITH: We moved our meetings to the  
11 second Wednesdays.

12 COMM. PORTER: Oh, yeah.

13 COMM. HENK: Yeah, second Wednesdays.

14 MR. SMITH: However, they will be special  
15 meetings until we get the whole body formally and then  
16 we can officially make --

17 COMM. HENK: Oh --

18 MR. SMITH: -- that motion.

19 COMM. HENK: -- okay.

20 MR. SMITH: So right now, technically,  
21 they're still second Tuesdays. But we'll be sending  
22 out special meeting notices effectively canceling  
23 Tuesday --

24 COMM. HENK: Okay.

25 MR. SMITH: -- and moving them until

1 Wednesday.

2 CHAIR DAVID: Do you think our meeting  
3 schedule -- you know, people, builders are probably --  
4 to wait every month or every couple months, is that --  
5 then is that -- do you ever get a lot of complaints  
6 about, "We need you to act faster than you act?"

7 MR. SMITH: Not often.

8 CHAIR DAVID: Yeah.

9 MR. SMITH: Because most of the changes that  
10 we do get, if they are historically appropriate, we  
11 just do them administratively.

12 COMM. HENK: Okay.

13 MR. SMITH: So I would say, on average, we  
14 probably approve ten to fifteen HDC applications a  
15 month or so.

16 CHAIR DAVID: So you do, out of -- out of ten  
17 applications, you may do seven?

18 MR. SMITH: I would say maybe closer to  
19 eight.

20 CHAIR DAVID: Eight. And we only do two?

21 MR. SMITH: Eight or nine, yeah.

22 CHAIR DAVID: And how do you decide on the  
23 two we do?

24 MR. SMITH: If they are requesting changes  
25 that are not historically appropriate. So I'll make an

1 example. If someone wanted to put a vinyl window --

2 CHAIR DAVID: Yeah.

3 MR. SMITH: -- on the front of a house --

4 CHAIR DAVID: Yeah.

5 MR. SMITH: -- and they are just dead-set on  
6 doing it and they -- now, I could say "No", I could  
7 say, "Do this" and they're like "No, I cannot afford  
8 historic windows. I want the Board to give me vinyl."  
9 That case would come.

10 CHAIR DAVID: Yeah.

11 COMM. HENK: And they know we're not going  
12 to -- we can't give it to them.

13 MR. SMITH: I know. And I tell them all the  
14 time. But I can't deny them coming to the Board.

15 COMM. HENK: Okay.

16 CHAIR DAVID: But we're more flexible than  
17 Birmingham is --

18 MR. SMITH: We are.

19 CHAIR DAVID: -- with those rules --

20 MR. SMITH: And sometimes --

21 CHAIR DAVID: -- you know.

22 MR. SMITH: -- that helps. You know, when  
23 they want to do vinyl in the rear and back --

24 COMM. HENK: Right.

25 MR. SMITH: -- that helps. But, if they're

1       like steadfast on it has to be vinyl in the front, I  
2       would bring those. Or, if it is something like this  
3       where the change is significant enough where I need  
4       your input regarding it, then I bring them.

5               But, like I said, nine -- eight to nine times  
6       out of ten, slate roof to slate roof, wood to wood  
7       windows --

8               COMM. HENK: Right.

9               MR. SMITH: -- we do those administratively.

10              COMM. HENK: Okay.

11              MR. SMITH: So the ones that do come usually  
12       are either --

13              COMM. HENK: Okay.

14              MR. SMITH: -- there's a lot of back and  
15       forth such as the house on -- Ottawa?

16              COMM. HENK: Ottawa, uh-huh.

17              MR. SMITH: Such as that one.

18              COMM. HENK: I still have questions about  
19       that. Did the neighbors ever form a group? Because  
20       nobody's ever called me.

21              MR. SMITH: They did not because he has not  
22       resubmitted.

23              COMM. HENK: Okay.

24              CHAIR DAVID: Which house is that?

25              COMM. HENK: Ottawa.



1 CHAIR DAVID: Oh. The house that burned?

2 COMM. HENK: Yeah.

3 CHAIR DAVID: Yeah. So they haven't done  
4 anything with that property?

5 MR. SMITH: No.

6 COMM. HENK: What if those neighbors just  
7 each buy it and split it?

8 MR. SMITH: If they work with him and --

9 COMM. HENK: They would be so much happier.

10 MR. SMITH: They might.

11 CHAIR DAVID: You know, they want a \$400,000  
12 house in that area and it can't be done. It can't be  
13 done. And so how do you -- would you agree?

14 MR. SMITH: Agree.

15 CHAIR DAVID: Yeah. You know --

16 COMM. HENK: But it is still -- if it --

17 CHAIR DAVID: -- there are people that live  
18 in a \$270,000 house but that doesn't move what they  
19 have in their mind's eye.

20 COMM. HENK: No, I get it. But at least if  
21 it looked more like the other houses --

22 CHAIR DAVID: Yeah, I know they have to live  
23 on the street but --

24 MR. SMITH: And that's what they will kind of  
25 have to wrestle with. You know, it's one thing to say,

1 "We want you to build a \$500,000 home."

2 COMM. HENK: Right.

3 MR. SMITH: But, like you said, it may not be  
4 feasible. It's different to say, "We want it to look  
5 like a \$500,000 home."

6 COMM. HENK: Exactly.

7 MR. SMITH: And that's where they --

8 CHAIR DAVID: But can they do it?

9 MR. SMITH: Can they do it? And I'm sure,  
10 with the right materials, you can.

11 COMM. HENK: There's ways to do things to  
12 make it look richer than --

13 CHAIR DAVID: Maybe like a movie set. You  
14 just have the front and the side and --

15 COMM. PORTER: Siding on the back.

16 MR. SMITH: And that may be it. You know,  
17 the facade may look historical but it may not be a real  
18 three-story or four-story --

19 COMM. HENK: Right.

20 MR. SMITH: -- and --

21 COMM. HENK: Right.

22 MR. SMITH: -- it may not have the same 3,300  
23 square feet that it had.

24 COMM. HENK: Right.

25 MR. SMITH: But the exterior has that

1 appearance.

2 COMM. HENK: Right.

3 MR. SMITH: That's --

4 CHAIR DAVID: And I have a question: Halfway  
5 houses. Do we have a handle on halfway houses in  
6 Pontiac? You know, I always get nervous in historic  
7 districts. They're bigger houses and somebody will buy  
8 them and they can --

9 COMM. HENK: Split them up.

10 CHAIR DAVID: -- charge \$600 a room --

11 MR. SMITH: The --

12 CHAIR DAVID: -- and you know -- I mean, and  
13 then the neighbors have a -- have a fit.

14 MR. SMITH: In the ordinance, they're not  
15 called halfway houses. We don't use the term "halfway  
16 houses".

17 CHAIR DAVID: Well, that's an old term. What  
18 do you use now?

19 MR. SMITH: Room and board.

20 COMM. HENK: Okay.

21 MR. SMITH: Which is, you know, you can rent  
22 out rooms, you know, like a halfway house. And the  
23 ordinance says two per dwelling unit.

24 COMM. HENK: Only two people?

25 MR. SMITH: Two per dwelling, correct. Two

1       per dwelling, yes. So, if you have a single-family  
2       home, that's one unit, you can have two. Two people  
3       can live in it --

4               COMM. HENK: Okay. Oh --

5               MR. SMITH: -- for, you know, renting.

6               COMM. HENK: -- renting.

7               CHAIR DAVID: I don't understand.

8               COMM. HENK: Well, it's like, if I had a  
9       house --

10              CHAIR DAVID: Yeah?

11              COMM. HENK: -- and you were my roommate and  
12       you were paying rent to me.

13              Right?

14              MR. SMITH: Yeah. Or, if I own it and I rent  
15       it out to both of you.

16              COMM. HENK: Yeah.

17              MR. SMITH: The rooms.

18              COMM. HENK: Yeah.

19              MR. SMITH: You can do it. It is permitted  
20       but it's two per dwelling unit.

21              COMM. HENK: Not 25.

22              MR. SMITH: Right. It's not one each  
23       bedroom.

24              COMM. HENK: Right.

25              MR. SMITH: It's not one per room. It's

1           essentially two per house. For a single-family house,  
2           you can have up to two people living in it. And it may  
3           be rented out to two. And I know some have --

4                    COMM. HENK: Oh --

5                    MR. SMITH: I know.

6                    COMM. HENK: -- God.

7                    MR. SMITH: And that's something that the  
8           Building Department has to work on.

9                    COMM. HENK: Oh, God.

10                   MR. SMITH: So we are -- I'm aware of it.

11                   COMM. HENK: Okay. Can I ask another  
12           question to Tom?

13                   I'm interested in that transom. You said his  
14           is going to be clear?

15                   MR. SHAFTO: Uh-huh.

16                   COMM. HENK: What do you see when you look  
17           through it, then?

18                   MR. SHAFTO: It's going to be ready to the --  
19           because the ceiling, it's a 18-foot ceiling there --

20                   COMM. HENK: Oh.

21                   MR. SHAFTO: -- or a 16-foot ceiling --

22                   COMM. HENK: Okay. So you're seeing right  
23           into the building?

24                   MR. SHAFTO: Right into the building.

25                   COMM. HENK: Okay.

1 MR. SHAFTO: Yeah.

2 COMM. HENK: Got you.

3 MR. SHAFTO: I was actually going to ask him  
4 to look at your sample because the sun may be an issue  
5 for him.

6 COMM. HENK: Right. Yeah, I have it.

7 MR. SHAFTO: I just thought about it.

8 MR. SMITH: Are there shades that he's going  
9 to place on the inside?

10 MR. SHAFTO: That would be his call.

11 MR. SMITH: That would be his --

12 MR. SHAFTO: Uh-huh.

13 MR. SMITH: Got you. Okay.

14 COMM. HENK: Interesting. Okay.

15 CHAIR DAVID: Well, based on -- so we're  
16 ready to adjourn?

17 MR. SMITH: We can adjourn --

18 COMM. HENK: Okay.

19 MR. SMITH: -- if you are ready --

20 COMM. HENK: Yeah.

21 MR. SMITH: -- and there are no other  
22 comments.

23 COMM. HENK: Nope.

24 CHAIR DAVID: Well, we're -- we don't need a  
25 motion, then. We just adjourn?

1 MR. SMITH: We just adjourn.

2 CHAIR DAVID: Okay.

3 MR. SMITH: So, at 6:36, we will adjourn.

4 (Meeting was adjourned at 6:36 p.m.)

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

2

3 I, Mona Storm, do hereby certify that I  
4 have recorded stenographically the proceedings had  
5 and testimony taken in the meeting at the time and  
6 place hereinbefore set forth. I do further certify  
7 that the foregoing transcript, consisting of (43)  
8 pages, is a true and correct transcript of my said  
9 stenographic notes.

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Date

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Mona Storm  
CSR-4460

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Mayor Tim Greimel

# CITY OF PONTIAC

## Planning & Zoning Division

City Hall - 47450 Woodward Avenue

Pontiac, Michigan 48342-5009

248-758-2800 | FAX 248-758-2827

Vern Gustafsson  
Planning Manager

Donovan Smith  
City Planner

**Monday, July 11, 2022**

**To: Pontiac Historic District Commission**

**From: Donovan Smith, City Planner**

**Subject – Façade Improvements – 119 N. Saginaw – HDC 22-23**

---

The Planning Division has completed a Technical review of the subject property, 119 N. Saginaw, the applicant Jim Cunningham, has made a request to make exterior alterations, to the front façade of the subject property 119 N. Saginaw. The property is a street front retail building, located within the Downtown Historic District, C-2 Downtown commercial district.

The Planning Division has conducted a review of the criteria for Historic District Appropriateness, and the Secretary Standards for Rehabilitation from Department of Interior of the proposed façade improvement, to determine if the proposed scope of work is consistent with the standards for approval identified in the City of Pontiac Ordinance for Historic Preservation.

The Historic District Commission did review a similar request for the same property HDC 21-33. Planning Division staff conducted a technical review of the proposed improvements as requested to the Historic District Commission and provided a recommendation for Denial of HDC 21-33. The Historic District Commission granted HDC 21-33 a Notice to Proceed on October 12, 2021.

### **HDC 21-33 Proposed Improvements**

Repair & replace 70"x7" Section above windows with 26 Gauge Metal Wall Panels.

### **Discussion Points**

Proposed Metal Front Façade **(Approved)**

Bottom-Half – installation of Stone Façade **(Motion Approved) added to HDC 22-23**

Leveling uneven windows, windows proposed to be the same size. **(Motion Approved) added to HDC 22-23**

### **HDC 22-23 Proposed Improvements**

The application has proposed, HDC 22-23, to remove the recessed entryway and doors, and to relocate the recessed door to the façade, and reconstruct of the front elevation of the building.

Replace all existing windows and doors on front of the building.

Replace all veneer brick with manufactured stone from Glen-Gery Stone Co.



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## **Technical Review for Compliance with the Ordinance for Historic Preservation.**

### **74-73 Design Review Standards and Guidelines**

In reviewing plans, the Commission shall also consider all of the following:

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.
5. Whether the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

### **Staff Findings**

Staff has identified the recessed entryway and doors as a contributing factor to the subject building, and other buildings along North and South Saginaw, and are commonly found throughout the corridor. The entryways do not reflect a specific historical reference or time period, however do establish historical significance in their own right due to the frequency, implied intention of their construction, and character within the 119 N Saginaw St. building and other buildings of the corridor.

The proposed window and brick veneer replacement does not suggest the removal of historic materials, features, or resources of the building, and does not alter the character of the building or similar buildings within the district. Windows that are proposed to be removed, will be replaced with similar construction.



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### **Standards for Preservation/Rehabilitation**

The Standards will be applied taking into consideration to determine the suitability of each project.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships. **[Complies]**

*The subject property will continue to operate with commercial uses permitted within the City of Pontiac Central Business District and uses permitted within the C-2 Downtown District.*

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided. **[Does Not Comply]**

*Based on the proposed scope of work, the proposed removal of the recessed doors and entryways are distinctive spaces identified with other property along Saginaw St. and the removal of such spaces should be avoided.*

3. Each property will 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 elements from other historic properties, will not be undertaken. **[Does Not Comply]**

*The proposed property does maintain historical architectural spaces, thus removing those spaces and constructing a new entrance would create a false sense of historical development.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. **[Does Not Comply]**

*The proposed changes to the recessed entryway spaces have acquired historic significance in their own right and should be retained and preserved.*

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved. **[Does Not Comply]**

*The recessed entryway doors are characterized and distinctive features of the corridor and by other buildings along Saginaw St., the applicant has not proposed for these features to remain.*

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. **[N/A]**

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. **[N/A]**

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. **[N/A]**



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9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. **[Does Not Comply]**

*The proposed exterior alternations does destroy features of the structure that over time have acquired historical significance.*

10. New additions and adjacent or related new construction will 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. **[Does Not Comply]**

*The proposed alterations to the front façade are proposed in a manner that does not preserve the storefront design as it exist today. The essential form of the original storefront would be removed completely.*

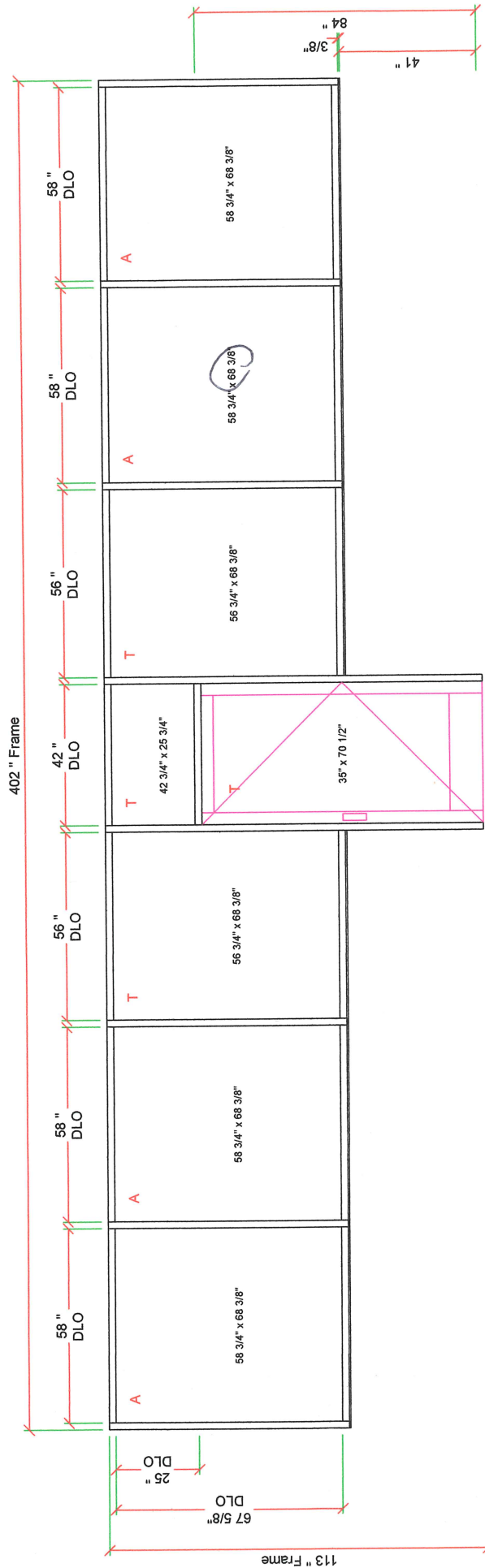
### **Actions for Decisions in accordance with the City of Pontiac Ordinance for Historic Preservation:**

**Certificate of Appropriateness** - The written scope of work proved in the permit application for work that is appropriate and does not adversely affect a resource.

**Denial** - The written rejection of the proposed scope of work provided in the permit application, for work that is inappropriate and that adversely affects a resource. **[Staff Recommendation]**

**Notice to Proceed** - The permission to issue a permit for work that is inappropriate and that adversely affects a resource, pursuant to a finding under Section 399.205(6) of Public Act 169 of 1970, as amended.

1. The resource constitutes a hazard to the safety of the public or to the structure's occupants. **[Does Not Comply]**
2. The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances. **[Does Not Comply]**
3. Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district, have been attempted and exhausted by the owner. **[Does Not Comply]**
4. Retaining the resource is not in the interest of the majority of the community. **[Does Not Comply]**

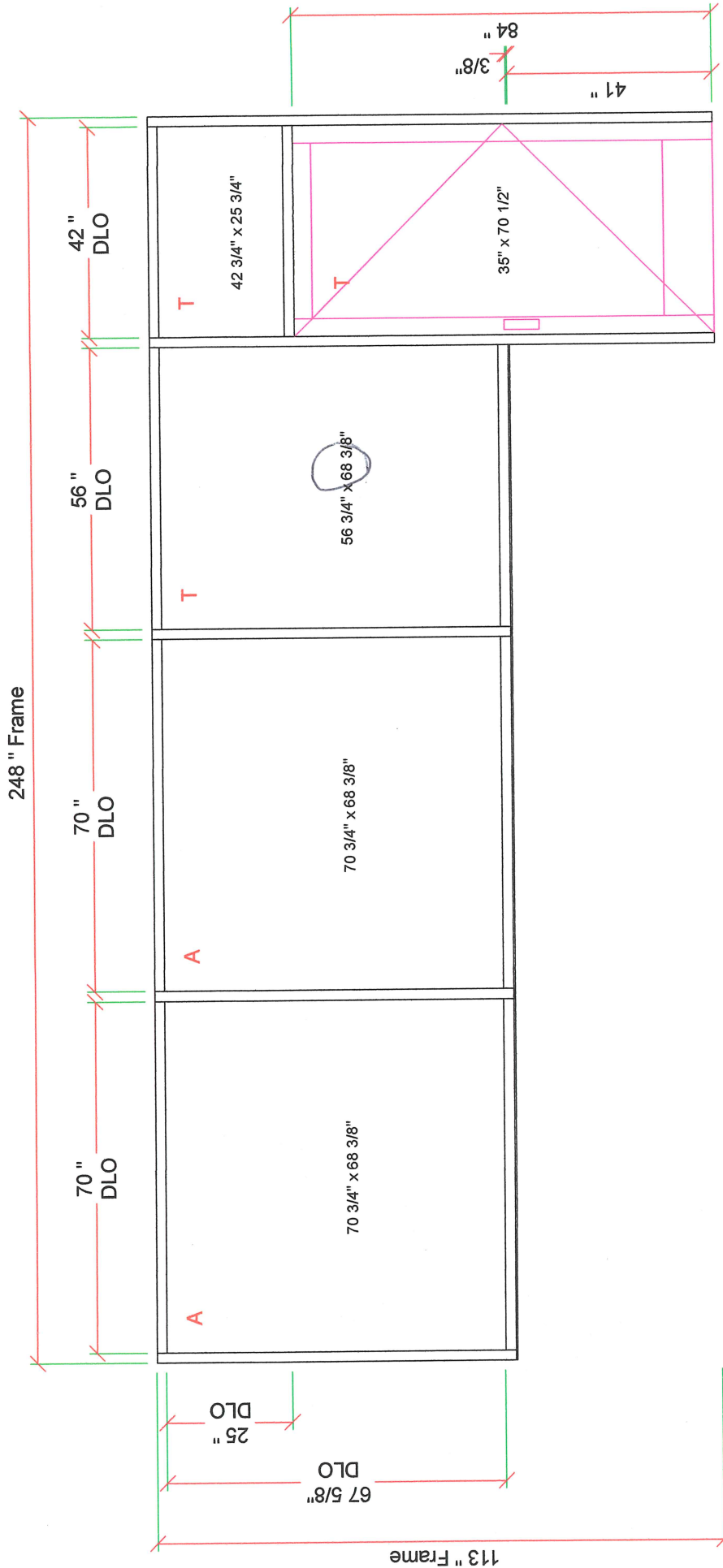


MONARCH INVESTMENT -- 4 - 004 - FRONT ENTRANCE AND SIDELITES 117 SAGINAW OPTION 1 (1 Thus)  
 Frame: (C1/DB/1P) E14000 : Storefront : 2 x 4-1/2 : Flush Glaze : E45159 subsill

C



MONARCH INVESTMENT -- 2 - 002 - ENTRANCE AND SIDELITES 121 SAGINAW (1 Thus)  
 Frame: (C1/DB/1P) E14000 : Storefront : 2 x 4-1/2 : Flush Glaze : E45159 subsill



MONARCH INVESTMENT - - 3 - 003 - ENTRANCE AND SIDELITES 119 SAGINAW (1 Thus)  
 Frame: (C1/DB/1P) E14000 : Storefront : 2 x 4-1/2 : Flush Glaze : E45159 subsill





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**City of Pontiac - Facade Concept**  
121 North Saginaw Street Pontiac, Michigan

Option 01

2021.10.11



**04730 SIMULATED/MANUFACTURED STONE  
GLEN-GERY LANDMARK STONE PRODUCTS**



**STONE**

GLEN-GERY LANDMARK STONE  
PO BOX 7276  
CYNTHIANA, KY 41031  
PHONE: (866) 273-5214  
FAX: (859) 235-9330

This specification is a manufacturer specific proprietary product specification. Optional text is indicated by brackets []; delete optional text in final copy of specification.

This specification specifies simulated masonry, including manufactured stone veneer and trim as manufactured by Glen-Gery Landmark Stone. Revise the section number and title below to suit project requirements, specification practices and section content.

**SECTION 04730  
SIMULATED MANUFACTURED STONE  
(MANUFACTURED STONE VENEER AND TRIM)**

**PART 1 GENERAL**

**1.1 SUMMARY**

- A. Section includes: Simulated stone veneer and trim.
- B. Related Sections: Section(s) related to this section include:
  - 1. Frame Support for Substrate: Division 5 Cold Formed Metal Framing Section.
  - 2. Wall Framing and Sheathing: Division 6 Rough Carpentry Section.
  - 3. Flashing: Division 7 Flashing Section.
  - 4. Perimeter Sealing at Openings: Division 7 Joint Sealers Section.
  - 5. Finish Plaster: Division 9 Lath and Plaster Section.
  - 6. Fireplaces and Stoves: Division 10 Fireplace and Stove Section.

**1.2 REFERENCES**

- A. General: Standards listed by reference, including revisions by issuing authority, form a part of this section to extent indicated. Standards listed are identified by issuing authority, authority abbreviation, designation number, title or other designation established by issuing authority.
- B. American Society for Testing and Materials (ASTM):
  - 1. ASTM C39 Standard Specification for Compressive Strength of Cylindrical Concrete Specimens
  - 2. ASTM C91 Standard Specification for Masonry Cement.
  - 3. ASTM C150 Standard Specification for Portland cement
  - 4. ASTM C177 Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate-Apparatus.
  - 5. ASTM C207 Standard Specification for Hydrated Lime for Masonry Purposes.

**04730 SIMULATED/MANUFACTURED STONE**  
**GLEN-GERY LANDMARK STONE PRODUCTS**

6. ASTM C270 Standard Specification for Mortar for Unit Masonry
7. ASTM C 482 Standard Test Method for Bond Strength of Ceramic Tile to Portland cement.
8. ASTM C567 Standard Test Method for Density Structural Lightweight Concrete.
9. ASTM C642 Standard Test Method Absorption in Hardened Concrete

**1.3 SYSTEM DESCRIPTION**

- A. Performance Requirements: Provide [Section/Product/Title] which has been manufactured and installed to withstand loads from [Specify code/standard reference] and to maintain [Specify performance criteria.] performance criteria stated [Certified] by manufacturer without defects, damage or failure.

**1.4 SUBMITTALS**

- A. General: Submit listed submittals in accordance with conditions of the contract and Division 1 Submittal Procedures Section.
- B. Product Data: Submit product data, including manufacturer's specifications sheet, for specified products.
- C. Shop Drawings: Submit shop drawings showing layout, profiles and product components, including anchorage, accessories, finish colors, patterns and textures.
- D. Samples: Submit selection and verification samples for finishes, colors and textures.
- E. Quality Assurance Submittals: Submit the following:
  1. Test Reports: Certified test reports showing compliance with specified performance characteristics and physical properties.
  2. Manufacturer's Instructions: Manufacturer's installation instructions.
  3. Manufacturer's Field Reports: Manufacturer's field reports specified herein.
- F. Closeout Submittals: Submit the following:
  1. Operation and Maintenance Data: Operation and maintenance data for installed products in accordance with Division 1 Closeout Submittals (Maintenance Data and Operation Data) Section. Include methods for maintaining installed products, and precautions against cleaning materials and methods detrimental to finishes and performance.
  2. Warranty: Warranty documents specified herein.

**1.5 QUALITY ASSURNACE**

- A. Qualifications:
  1. Installer Qualifications: Installer experienced in installing simulated stone and has specialized in installation of work similar to that required for this project.
  2. Manufacturer Qualifications: Manufacturer capable of providing field service representation during construction and approving application method.
- B. Regulatory Requirements: [Specify applicable requirements of regulatory agencies].

**04730 SIMULATED/MANUFACTURED STONE**  
**GLEN-GERY LANDMARK STONE PRODUCTS**

- C. Mock-Ups: Install at project site a job mock-up using acceptable products and manufacturer approved installation methods. Obtain Owner's and Architect's acceptance of finish color, texture, pattern, and workmanship standard. Comply with Division 1 Quality Control (Mock-Up Requirements) Section.

1. Mock-Up Size: [Specify mock-up size] sample panel at jobsite as directed.
2. Pattern: Illustrate field pattern of stone, color, and tooling of joints.
3. Maintenance: Maintain mock-up during construction for workmanship comparison; remove and legally dispose of mock-up when no longer required.

**1.6 DELIVERY, STORAGE, AND HANDLING**

- A. General: Comply with Division 1 Product Requirements Sections.
- B. Ordering: Comply with manufacturer's ordering instructions and lead time requirements to avoid construction delays.
- C. Delivery: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- D. Storage and Protection: Store materials protected from exposure to harmful weather conditions and at temperature and humidity conditions recommended by manufacturer. Store mortar and other moisture-sensitive materials in protected enclosures; handle by methods that avoid exposure to moisture.

**1.7 PROJECT CONDITIONS**

- A. Environmental Requirements/Conditions: Ambient air temperature shall be in accordance with manufacturer's requirements.
  1. Maintain materials and surrounding air temperature to minimum 40 degrees prior to, during and for 48 hours after completion of work.
  2. Protect materials from rain, moisture and freezing temperatures prior to, during, and for 48 hours after completion of work.
  3. Allow no construction activity on opposite side of wall during installation and for 48 hours after completion of work.

**1.8 WARRANTY**

- A. Project Warranty: Refer to Conditions of the Contract for project warranty provisions.
- B. Manufacturer's Warranty: Submit, for owner's acceptance, manufacturer's standard warranty document.
  1. Warranty Period: Specify term in years commencing on date of project completion.

**PART 2 PRODUCTS**

**2.1 MANUFACTURED STONE VENEER**

- A. Manufacturer: Glen-Gery Landmark Stone Products  
Contact: P.O. Box 7276, Cynthiana, KY 41031;  
Telephone: (866) 273-5214;

**04730 SIMULATED/MANUFACTURED STONE**  
**GLEN-GERY LANDMARK STONE PRODUCTS**

**B. Proprietary Products/Systems: Glen-Gery Landmark Stone Products**

1. Sizes and Shapes: [Specify random shapes, sizes, and textures of finished product to duplicate natural stones. Stone diameter varies from ¾" to 23". The average thickness of Landmark Stone veneers is 1 ¾". Thickness may vary from 1" to 3" depending on the texture.]
2. Colors and Textures: [Specify colors and textures. Refer to manufacturer's published literature for available colors.]
3. Glen-Gery Landmark Stone Texture: Type as indicated below:

- [Fieldstone: Canyon Creek, Allegheny, Ashford, Buckingham, Sonoma]
- [Fieldledge: Ashford, Sonoma, Buckingham, Lancaster]
- [Ledgestone: Blue Ridge, Allegheny, Sienna, Ashford, Chestnut, Sonoma, Buckingham]
- [Cut Cobble: Allegheny, Chisel Gray, Southern Malt]
- [Limestone: Amherst, Kentucky Gray, Ozark, Ashford, Chisel Gray, Chestnut, Buckingham]
- [Stackstone: Mountain Stream, Chisel Gray, Deerskin, Ashford, Prestige, Preferred Blend]
- [Glen Ridge: Wheat, Crimson, Granite, Sienna, Ashford, Buckingham, Woodford, Sonoma]
- [Ashlar: Preferred Blend, Ashford, Kentucky Grey]

4. Landmark Stone Accessories:

- [Water Table/Sill: Buff, Brown, Granite]
- [Trim Stone: Buff, Brown, Granite]
- [Row Lock: Buff, Brown, Granite]
- [Keystone: Buff, Brown, Granite]
- [Hearthstone: Buff, Brown, Granite]
- [Light Box: Buff, Brown, Granite]
- [Receptacle Box: Buff, Brown, Granite]

**C. Proprietary Products System Testing:**

1. Shipping weight of manufactured stone units: 8 – 12 psf
2. Compressive strength: Tested in accordance with ASTM C39.
3. Shear (Adhesion) strength: Tested in accordance with ASTM C482 using a unit thickness of approximately the same as the stone unit.
4. Thermal Resistance: K-Factor 2.82 in accordance with ASTM C177. R-factor is 0.355 per 1" (25.4mm) of thickness.
5. Freeze/Thaw: Tested in accordance with ASTM C67

**D. Fire Hazard Test: Flame spread of 0. Smoke development of 0 in accordance with UL723.**

## 2.2 RELATED MATERIALS

- A. Related Materials: Refer to other sections listed in related sections specified herein for related materials
- B. Mortar:
  - 1. Portland Cement, ASTM C150, Type I or masonry cement (Type N), ASTM C91.
  - 2. Masonry sand.
  - 3. Lime: ASTM C207
  - 4. Iron Oxide Pigments
- C. Masonry Sealer: [If specifying use: breather type (non-film forming) sealer].
- D. Weather Resistant Barrier: Kraft waterproof building paper, UBC Standard No.14-1 or ASTM D226 for Type 1 felt.
- E. Lath:
  - 1. Metal Lath: 18 gauge galvanized woven wire mesh or galvanized [2.5 lb flat diamond mesh]
  - 2. Plastic Lath:

## 2.3 MORTAR MIXES

- A. Mixing: Mix proprietary materials in accordance with manufacturer's instructions including product data and product technical bulletins. Thoroughly mix mortar ingredients in quantities needed for immediate use in accordance with ASTM C270, Type N. Do not use antifreeze compounds to lower the freezing point of mortar.

## PART 3 EXECUTION

### 3.1 MANUFACTURER'S INSTRUCTIONS

- A. Compliance: Comply with manufacturer's product data, including product technical data, and product installation instructions.

### 3.2 EXAMINATION

- A. Site Verification of Conditions: Verify substrate conditions, which have been previously installed under other sections, are acceptable for products installation in accordance with manufacturer's instructions.

### 3.3 PREPARATION

- A. Surface Preparation: [Specify applicable product preparation requirements].
  - 1. **Open Stud:** Install paperbacked [metal lath] [plastic lath] to studs using galvanized nails or staples which penetrate a minimum of 1" and 6" on center. Wrap weather resistant

**04730 SIMULATED/MANUFACTURED STONE**  
**GLEN-GERY LANDMARK STONE PRODUCTS**

barrier and [metal] [plastic] lath a minimum of 16" around all outside and inside corners. Apply ½" scratch coat and allow to dry 48 hours.

2. **Sheathed Surfaces and Rigid Insulation Board:** Install 2 layers of weather resistant barrier with lap joints 6" shingle fashion. Apply code approved [metal] [plastic] lath, attach with galvanized nails or staples which penetrate a minimum of 1". Apply 6" on center vertically and 16" on center horizontally. Wrap weather resistant barrier and [metal] [plastic] lath a minimum of 16" around all outside and inside corners. Apply ½" scratch coat and allow to dry 48 hours.
3. **Over Metal Panel:** Surface preparation is the same as for sheathed surfaces except the metal lath must be attached using self-tapping screws with a 3/8" head that provides 3/8" minimum penetration beyond the inside metal surface.
4. **Concrete and Masonry Surfaces - New, Clean and Untreated:** No preparation needed. Examine newly poured concrete closely to ensure that its finished surface contains no releasing agents (form oil). If it does contain form oil, etch surface with muriatic acid, rinse thoroughly and/or score with a wire brush, or use high pressure water or sandblasting to remove. For added insurance to minimize cracking or bond failure, lath and scratch coat can be applied.
5. **Existing Concrete and Masonry Surfaces:** If required, remove paint, coatings, sealers, and dirt as recommended above.

### 3.4 MANUFACTURED STONE VENEER INSTALLATION

- A. **Laying out the Stones:** Before you begin, lay out a quantity of stone (25s.f. minimum) near the work area to give you a selection to choose from. When installing stone, be sure to achieve a balanced pattern of shapes, sizes, colors and thicknesses by selecting and mixing the various stones. Always select and mix stone from different boxes throughout installation.
- B. **Starting:** Landmark Stone is applied from the top down. This helps to keep the stone clean during installation. Install the corners first for easiest fitting
- C. **Setting Units:** Using a mason's trowel, apply a ½" thick even layer of mortar to the entire back of the stone. Press each stone into the mortar setting bed firmly enough to squeeze some mortar out around the stone's edges. Apply pressure to the stone to ensure a good bond.
- D. **Cutting:** Perform necessary cutting with proper tools to provide uniform edges; take care to prevent breaking unit corners or edges.
- B. **Finish Color/Textures/Patterns:** [Specify installation finishes coordinated with finishes specified in Part 2 Products].

**04730 SIMULATED/MANUFACTURED STONE**  
**GLEN-GERY LANDMARK STONE PRODUCTS**

**3.5 FIELD QUALITY REQUIREMENTS**

- A. Manufacturer's Field Services: Upon Owner's request, provide manufacturer's field service consisting of product use recommendations and periodic site visits for inspection of product installation in accordance with manufacturer's instructions.

**3.6 CLEANING**

- A. Cleaning: Use a strong solution of granulated soap or detergent and water with a plastic bristle brush. Do not use a wire brush as it will cause damage to the surface. Rinse immediately with fresh water. Do not attempt to clean using acid or acid based products. Do not clean with high-pressure power washer.
- B. Salt and De-icing Chemicals: Do not use de-icing chemicals on areas immediately adjacent to a Landmark Stone Products application.
- C. Scuffing: Remove scuff marks by cleaning as specified herein.
- D. Efflorescence: To remove efflorescence, allow stone to dry thoroughly, then scrub vigorously with a stiff brush and clean water. Rinse thoroughly. Do not use a wire brush. For difficult efflorescence problems, scrub thoroughly with a solution of 1 part white household vinegar to 5 parts water. Rinse thoroughly.

**3.7 PROTECTION**

- A. Protection: Protect installed product and finish surfaces from damage during construction.

**END OF SECTION**





## Kentucky Gray Ashler

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[See this on your house](#)

### Product Information:

**Brand:** Glen-Gery

**Type:** Manufactured Stone

**Color:** Kentucky Gray

**Style:** Manufactured Stone

**Plant:** Landmark

**Series/Collection:** Landmark Collection

Technical Information

**Product Profile:** [Landmark Evaluation](#)  
[Landmark Stone Specification](#)

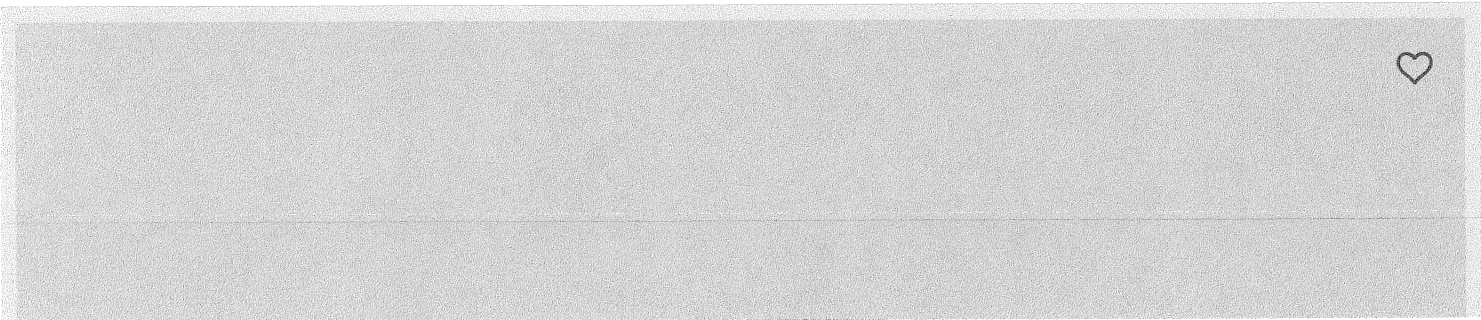
**Safety Data Sheet:** [Landmark Stone Safety Data Sheet](#)

Profile Measurements

Length:	4" — 14"
Height:	4" — 14"
Thickness:	1" — 1-1/2"

Rectangular and square, dimple face

You May Also Like





# Service Glass Co., Inc.

120 West Pike Street • Pontiac, Michigan 48341 • (248) 335-9444 • Fax (248) 335-7733  
www.serviceglassco.com

W.O. NO: 529767

W O R K O R D E R

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DATE: 03/01/22

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117/119/121 SOUTH SAGINAW

PONTIAC

ACCT #: 04988

PHONE #: 338-2450

UPS: 2

HOME PHONE #		WORK PHONE #		CELL PHONE #		CELL2 / FAX #							
CALLED BY <b>JIM</b>		APPROVED BY		DATE APPROVED		DISPATCH #		R O #		DEDUCTIBLE		TERMS <b>End of month</b>	
YEAR		MAKE		MODEL		STYLE		ORDER TAKEN BY <b>TOM</b>		MEASURED BY		INSTALLED BY	
QUANTITY	PART NO.		DESCRIPTION				LIST	NET	TAX	LABOR	TOTAL		

1	455-	COMMERCIAL DOORS AND WINDOWS 117 SOUTH SAGINAW DOOR AND SIDELITES PER 3-3 QUOTE	6421.92	385.32	1850.00	8657.24
1	455-	COMMERCIAL DOORS AND WINDOWS 119 SOUTH SAGINAW PER 3-3-22 QUOTE	3638.18	218.29	1075.00	4931.47
1	455-	COMMERCIAL DOORS AND WINDOWS 121 SOUTH SAGINAW PER 3-3-22 QUOTE	3638.18	218.29	1075.00	4931.47

QUOTES VALID FOR 30 DAYS. WE ACCEPT ALL MAJOR CREDIT CARDS  
PAYMENTS OF \$1000 & OVER ARE SUBJECT TO A 3.25% PROCESSING FEE

No refunds on special order items. Not responsible for items left over 30 days.

TAX ID: B 38-1682859

*This certifies the glass and/or other damages above described has been replaced and/or repaired to my entire satisfaction by the above mentioned glass company. My insurance company is hereby authorized to pay the said glass company the cost of such replacement or repairs. If for any reason my insurance company shall fail to make payments as aforesaid, I agree to pay the same on demand.*

TOTAL	18520.18
DEDUCTIBLE / DEPOSIT	0.00
CASH	0.00
CHECK	0.00
CREDIT CARD	0.00
<b>BALANCE DUE</b>	<b>18520.18</b>

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_



# Application for Historic District Commission

City of Pontiac

Office of Land Use and Strategic Planning

47450 Woodward Ave, Pontiac, MI 48342

T: 248.758.2800

F: 248.758.2827

Property/Project Address: 119 N. Saginaw St.

Sidwell Number: 64-14-29-410-020

Office Use Only

PF Number: \_\_\_\_\_

Date: 6/15/2022

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

**Applicant (please print or type)**

Name	Jim/Greg Cunningham		
Address	18 W. Huron Street Suite 1		
City	Pontiac		
State	Michigan		
ZIP Code	48342		
Telephone	Main: (248) 338-2450	Cell: (248) 494-3408	Fax:
E-Mail			

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

Name	119-121 North Saginaw Street, LLC		
Address	18 W. Huron Street Suite 1		
City	Pontiac		
State	Michigan		
ZIP Code	48342		
Telephone	Main: (248) 338-2450	Cell: (248) 494-3408	Fax:
E-Mail			

**Project and Property Information**

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



- ☒ Exterior Alterations, ☐ Additions, ☐ New Construction, and/or ☐ Signs require:
- Scale drawings showing, all exterior elevations visible from a public street and to be affected by intended work are required when there are:
    - Any changes in dimensions, material, or detailing.
    - Any new additions or signs to any building.
  - Consideration of signs also requires provision of:
    - A sample of proposed style of lettering and colors.
    - A description of frame and installation
- ☐ Repairs:
- Any repairs using original dimensions, type of material and details would both require a scale drawing; only a written description is needed.
- ☐ Demolition:
- State reasons for demolition
  - State why you believe it is not feasible to put the structure in acceptable condition for reuse.
- ☐ Moving:
- State reasons for moving
  - State proposed location

Description:

Replace all existing windows and doors on front of building.

Spec sheet provided by Service Glass Co.

Replace all veneer brick with manufactured stone from Glen-Gery stone Co.

Spec sheet included.

(Attach additional pages as necessary)

Jim Cunningham  
Signature of Owner

Jim Cunningham  
Signature of Applicant

State of Michigan  
County of Oakland

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

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