



Mayor Tim Greimel

CITY OF PONTIAC

Planning & Zoning Division

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Mark Yandrick
Planning Manager

PONTIAC HISTORIC DISTRICT COMMISSION

July 19th, 2023, 4:00PM

CITY HALL – 2ND FLOOR – COUNCIL CHAMBERS

47450 WOODWARD AVENUE – PONTIAC, MICHIGAN

Agenda

1. CALL TO ORDER:
2. ROLL CALL:
3. OFFICIAL COMMUNICATIONS:
4. MINUTES FOR REVIEW:
5. APPROVAL OF THE AGENDA:
6. UNFINISHED BUSINESS:
7. NEW BUSINESS:
 - 7.1 HDC 23-016 – 130 Chippewa, Siding
8. PUBLIC COMMENT:
9. STAFF COMMUNICATIONS:
10. ADJOURNMENT:

Community Development Department

Rachel Loughrin, Director
Rafael LeFlore, Interim Building Official
Jack McIntyre, Code Enforcement Manager
Deborah Younger, Economic Development Manager
Mark Yandrick, Planning Manager



TO: Historic District Commission

FROM: Corey Christensen, Senior Planner

DATE: July 14, 2023

RE: Staff Report: 130 Chippewa. (HDC 23-016)

Executive Summary:

The applicant, Mike Audish, requests permission to install siding at 130 Chippewa with a composite, pressed wood material. The existing siding is wood and appears to be painted white although the paint has chipped off significantly. The proposed composite material will be beige.

The applicant originally filed an HDC application stating that the siding was being replaced with the same exact wood material. As per City process, staff approved a “same for same” until it was realized in construction that it was a different material. The building department stopped the construction and this application is amended as such, requires HDC approval.

Staff reviewed and analyzed this request in this staff report and recommends DENIAL of this application.

Overview of Application:

The property is located in the Seminole Historic District, southwest of the intersection of Menominee Rd and Chippewa Rd.

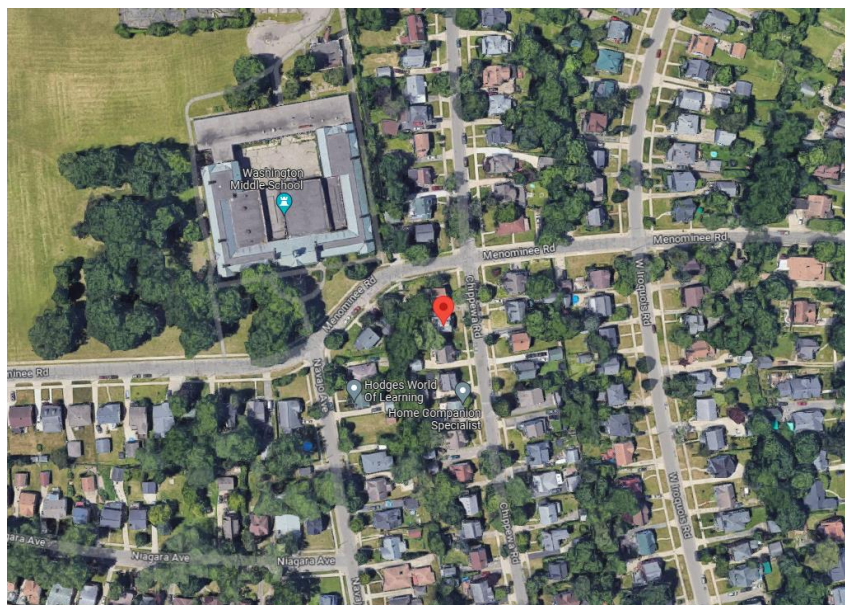


Figure 1: Overall Location Map

The applicant originally applied for permission to “either paint existing wood outside or replace with new wood siding.” The application was received on May 15th. On June 12, staff administratively approved on condition the new siding is of the same material and appearance as the existing siding. On June 30th staff received a complaint regarding the material being installed. Upon inspection it was found to be a composite material. For this reason, the original approval was rescinded and the application is being brought before the Historic District for consideration of the new material.

In addition to issues with the façade change and the original approval, the building department has identified several craftsman issues with the existing work that will need remedied no matter what decision.

Figure 2 and 3 below were taken during an inspection of the property on July 5, 2023. You can see the new composite material has been installed along the front of the porch while the old siding is in disrepair and appears significantly different. Figure 3 provides a close up comparison between the two types of siding.



Figure 2: Front View of Property

Standards of Approval:

The secretary of the interior Standards for Treatment of Historic Properties define four types of projects and certain types of considerations as shown below.



Figure 3: Existing and Proposed Siding

Using the Standards and Guidelines for Preservation, Rehabilitation, Restoration, & Reconstruction

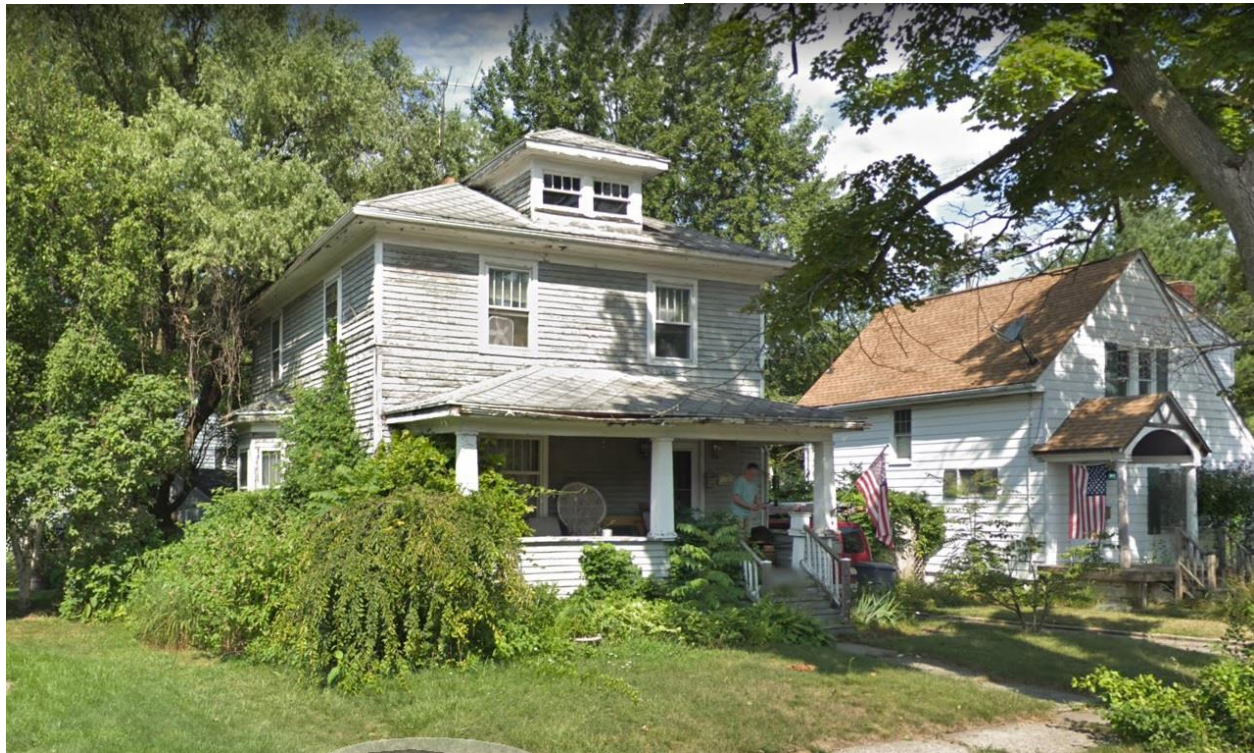
- **Preservation** is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.

- **Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural,

or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

- **Restoration** is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.
- **Reconstruction** is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

Figure 4: View from Street of House in 2018 (Google Street View)



Choosing an Appropriate Treatment for the Historic Property

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well as taking into account a number of other considerations.

- **Level of Significance.** National Historic Landmarks, designated for their “exceptional significance in American history,” and other properties important for their interpretive value may be candidates for Preservation or Restoration. Rehabilitation, however, is the most commonly used treatment for the majority of historic buildings. Reconstruction has the most limited application because so few resources that are no longer extant can be documented to the degree necessary to accurately recreate the property in a manner that conveys its appearance at a particular point in history.
- **Physical condition.** Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or a new addition are necessary for a new use, then Rehabilitation is probably the most appropriate treatment.
- **Proposed use.** Many historic buildings can be adapted for a new use or updated for a continuing use without seriously impacting their historic character. However, it may be very difficult or impossible to convert some special-use properties for new uses without major alterations, resulting in loss of historic character and even integrity.
- **Code and other regulations.** Regardless of the treatment, regulatory requirements must be addressed. But without a sensitive design approach such work may damage a building's historic materials and negatively impact its character. Therefore, because the ultimate use of the building determines what requirements will have to be met, some potential uses of a historic building may not be appropriate if the necessary modifications would not preserve the building's historic character. This includes adaptations to address natural hazards as well as sustainability.



Figure 4: Rear View of Property

Background Information

Particularly for the Seminole Hills neighborhood, the HDC has historically disapproved applications to replace wood siding with the alternative material. This precedent really assists in maintaining the overall character of the homes and the neighborhood these homes exist. The façade is a crucial part of this neighborhood's character.

Analysis:

This request would not fall under one of the secretary of the Interior's standards as it is not preservation, rehabilitation, restoration or reconstruction. As noted, the existing wood was in disrepair due to a lack of maintenance. While staff acknowledges the work being proposed is necessary in order to rehabilitate the property and make the structure more secure, it is not necessary to use a composite, pressed wood material to do this. The original wood siding and design can be replicated on this site.

Outcomes:

- If the HDC approves the application, the applicant may finish the work but must follow the craftsmanship needed for building construction and follow any conditions of approval following historic guidelines.

If the HDC denies the application, the applicant has two options.

- Apply to the City for HDC approval of the material original on the house detailing material type, color, etc. This could potentially be approved at a staff level depending on the

criteria

- The applicant could apply for a different façade or proposal to the HDC for approval.
Note, the applicant need to ensure that the proposal is different, accounts for the historic preservation guidelines and distinguishably different than what is presented as part of this application.

Recommendation:

Staff recommends DENIAL of the request for new composite siding at 130 Chippewa based on the analysis in this staff report.

Motions

I make a motion to approve case HDC 22-016 to allow for composite siding at 130 Chippewa.

I make a motion to approve case HDC 22-016 to allow for composite siding at 130 Chippewa with the following conditions of approval _____.

I make a motion to DENY case HDC 22-016 to allow for composite siding at 130 Chippewa as presented because it does not comply with the following standard of approval _____.

I make a motion to POSTPONE case HDC 22-016 to allow for composite siding at 130 Chippewa as presented to give time for the applicant to provide the following additional information
_____.

HDC23-016



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: 130 CHIPPEWAW

Sidwell Number: _____

Date: 5-15-2023

Office Use Only

PF Number: _____

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	MIKE AUDISH		
Address	552 N. HARRIS		
City	YPSILANTI		
State	MI		
ZIP Code	48198		
Telephone	Main:	Cell: 313-522-6554	Fax:
E-Mail	AUDISHMIKE AT YAHOO.COM		

Property Owner (please print or type)

Name	MIKE AUDISH		
Address	552 N. HARRIS DR. 130 CHIPPEWAW		
City	YPSILANTI MI 48198 PONTIAC		
State	MICH MI		
ZIP Code	48198 48341		
Telephone	Main:	Cell: 313-522-6554	Fax:
E-Mail	AUDISHMIKE AT YAHOO.COM		

Project and Property Information

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

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

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

☐ Repairs:

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

☐ Demolition:

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

☐ Moving:

- State reasons for moving
- State proposed location

Description:

EITHER PAINT EXISTING WOOD OUTSIDE OR
REPLACE WITH NEW WOOD SIDING
COMPOSITE

FRONT AND SIDE AND BACK
WALL HOUSE

(Attach additional pages as necessary)

Signature of Owner

Signature of Applicant

State of Michigan
County of Oakland

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

Notary Public, Oakland County, Michigan
My Commission Expires: _____

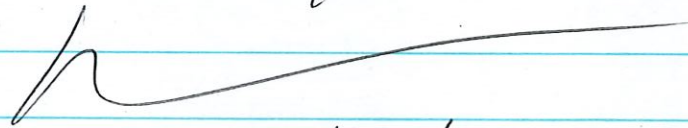
6-5-2023

130 CHIPPWA

I MIKE AUDISH APPLIED FOR PERMITS AND HISTORIC REVIEW AND ALL DUES AND WAS GIVEN PERMISSION TO CONTINUE WORK WITH THE SAMPLES OF SIDING PROVIDED THEN I WAS STOPPED WORK AGAIN BECAUSE NEIGHBORS COMPLAINED FOR THEIR PERSONAL REASONS

HALF OF JOB SIDING IS COMPLETED AND I HAVE SPENT LOTS OF MONEY FOR MATERIAL AND LABOR

THANK YOU



MIKE AUDISH