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CITY OF PONTIAC - HISTORIC DISTRICT COMMISSION

WEDNESDAY, FEBRUARY 8, 2023

6:00 P.M.

A meeting before the Historic District Commission held at 47450 Woodward Avenue, Council Chambers, Pontiac, Michigan.

BOARD COMMISSIONERS:

- Rick David, Chair
- Kenneth Burch
- Linda Porter
- Kathie Henk

CITY OFFICIALS PRESENT:

- Mark Yandrick, City Planner

REPORTED BY:

- Kelly Hairston

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MEMBERS OF THE PUBLIC ADDRESSING THE COMMISSION:

Kim Klaus

Vern Gustafsson

Timothy Brodoski

1 (CALL TO ORDER: Acting Chairman David
2 called the meeting to order at 6:05 p.m.)

3 CHAIRMAN DAVID: I'd like to call the
4 meeting of the Historic Commission to order for
5 Wednesday, February 8th already. The roll call,
6 Mark.

7 MR. YANDRICK: Porter?

8 COMMISSIONER PORTER: Here.

9 MR. YANDRICK: Henk?

10 COMMISSIONER HENK: Here.

11 MR. YANDRICK: Burch?

12 COMMISSIONER BURCH: Here.

13 MR. YANDRICK: David?

14 CHAIRMAN DAVID: Here.

15 MR. YANDRICK: Okay.

16 CHAIRMAN DAVID: Are there any official
17 communications you want to share, Mark, today?

18 MR. YANDRICK: There are no official
19 communications this evening.

20 CHAIRMAN DAVID: Okay. And then minutes?

21 MR. YANDRICK: We do not have minutes from
22 the previous meeting, so there's nothing to review.

23 CHAIRMAN DAVID: So that makes it easy.
24 Unfinished business, number 6.

25 MR. YANDRICK: We do not have --

1 CHAIRMAN DAVID: No, no, I'm sorry, number
2 5, Historic District Review.

3 MR. YANDRICK: We do not have anything
4 under that.

5 CHAIRMAN DAVID: What would fit within
6 that category?

7 MR. YANDRICK: That's a great question, I
8 will make sure to answer that.

9 CHAIRMAN DAVID: I don't recall, do any of
10 you recall what that was? I think it's just snuck in
11 somehow.

12 MR. YANDRICK: It's not untypical for
13 there to be an Historic District review on an
14 individual property which is different from a rehab
15 agreement where you're actually doing a comprehensive
16 analysis and determination for something. I imagine
17 that's what's -- that falls under, but I can take a
18 look at the bylaws a little closer.

19 CHAIRMAN DAVID: Sure, thanks. Unfinished
20 business?

21 MR. YANDRICK: We do not have any
22 unfinished business.

23 CHAIRMAN DAVID: We're at new business
24 already. This is how to run a meeting, isn't it? This
25 is the way to go. Are you okay over there taking

1 minutes? Thank you. So 7.1, go ahead.

2 MR. YANDRICK: So Chair, we have one
3 item -- or several items for new business. The first
4 one is window replacements at 544 West Iroquois,
5 Application HDC-22-050. And the applicant is Kim Klaus
6 of C & L Ward, if I have that correct.

7 MS. KLAUS: You are correct.

8 MR. YANDRICK: On behalf of the homeowner.
9 So I just wanted to give you a site map. If you look
10 at the center of the map, this is on West Iroquois,
11 half a block north of Voorheis, between there and --
12 the cross street up there starts with an M. I'm
13 forgetting it right now, but it's part of the Seminole
14 Hills neighborhood. And so what the applicant is
15 looking to do as part of this is this is an existing --
16 image that was provided as part your packet is the
17 windows on the south side of the building as you see
18 underneath straight ahead of you in the center, there's
19 three panes on the bottom first floor and two panes on
20 the top that they're looking to replace. Aging repair,
21 things like that.

22 And this is a quintessential Seminole
23 Hills home. It merges a few architectural styles that
24 I mentioned in the packet and the applicant is looking
25 to replace these for the long term (inaudible), so I

1 know I can let the applicant speak a little bit more
2 about that in their time. But these are the two
3 windows that are proposed to be replaced.

4 You know, the Secretary of the Interior
5 standards classifies this as a reconstruction.
6 Obviously, you try to keep and maintain historic
7 elements as much as you can. Sometimes with windows it
8 is challenging. Sometimes the cost and feasibility are
9 greater than what is possible to trigger repair to
10 maintain an existing window. And while this home is
11 part of the Seminole Hills neighborhood, it is part of
12 the Historic District within the City of Pontiac. It's
13 not part of the National Register for Historic
14 Places.

15 So the replacement windows are keeping the
16 same window type; color, the forest green as is
17 mentioned in the application and trim along with the
18 finish to protect the new windows for long term
19 maintenance. So staff completes the (inaudible)
20 opposing the replacement of these windows for long term
21 stability of the whole neighborhood.

22 So with that, there are several
23 (inaudible) of approval that I'm highlighting up here
24 from the National Park Service, the Secretary of the
25 Interior. Really make sure that it's a minimal change

1 in the planning characteristics of the building, and
2 its site and environment. Try to retain and preserve
3 the historic character for the property. Removal of
4 historic materials can characterize -- it can alter an
5 historic building, but it should be avoided where
6 possible and sometimes with damage and cost feasibility
7 (inaudible) there are challenges there.

8 And deteriorated historic features should
9 be repaired rather than replaced, where the severity of
10 deterioration (inaudible). The new features shall
11 match the original structure and design, color,
12 texture, and other visual qualities and where possible,
13 materials as they're able to do.

14 So with that, that is my brief staff
15 report this evening. Staff recommends approval on this
16 case to the Historic District Commission without
17 conditions. I have the motions in your packet. I also
18 have the motions up here. The applicant can speak a
19 little bit more about the current condition of her
20 windows and the feasibility of replacing it for your
21 pleasure. So I'd be happy to entertain any questions
22 you may have.

23 CHAIRMAN DAVID: Sure, sure. Would you
24 like to have her speak then, is that --

25 MR. YANDRICK: Only at your pleasure.

1 CHAIRMAN DAVID: That's very nice.
2 There's a -- if you would, I think you can be --

3 MR. YANDRICK: Say your name and address
4 up at the microphone.

5 MS. KLAUS: Kim Klaus, C & L Ward, which
6 is 9284 Lapeer Road, Davison, Michigan. So then
7 meeting with Mrs. Humphrey at the Iroquois location,
8 what she's having trouble with is she's having some
9 rotted wood on the windows. They are getting hard to
10 open and the glass is -- she's getting a lot of air
11 through the glass itself that is currently there.

12 So what we're looking to do -- and I don't
13 know if you want to pop that picture back up again so I
14 can kind of show you what we're going to do with the
15 windows. Okay. So if you go one back before because I
16 want you to see the trim around the windows so I can
17 show you.

18 So, what we're going to do is basically
19 we're going to replace it to look exactly like it is
20 right there. We are pulling all that -- if you get
21 closer, that there's cedar trim around those windows.
22 There's smooth cedar wood trim around those windows.
23 It's 4 to 6 inches wide. We will be pulling that off,
24 replacing the windows and we will be doing all that
25 trim brand new to look exactly like it is now,

1 existing. We will paint it. We do use commercial
2 grade paint to make sure that it has a longer lifespan
3 to it.

4 The actual windows themselves are solid
5 wood, so the inside of the windows as far as inside the
6 home, we will paint it for customer, but they are solid
7 wood. There is a fiberglass -- it is fiberglass clad
8 on the outside, so it will protect that wood. So the
9 customer's going to get a good 35, 40 years easy out of
10 these windows because they won't have to worry about
11 the wood deteriorating on the outside.

12 The grills themselves and what they
13 currently have now is what's called a divided light.
14 And so what we are doing to keep that same look is
15 called a simulated divided light. So you will have
16 grills on the inside of the glass and grills on the
17 outside of the glass, so it will look currently like
18 the existing older windows there.

19 CHAIRMAN DAVID: Define a grill for me.

20 MS. KLAUS: So a grill is going to be --
21 see your line, your divided lines in the windows?
22 Those are what's called your grill construction. And
23 so we are doing that basically to look exactly like it
24 is now to simulate a divided, like, individual grill
25 panes.

1 MR. YANDRICK: I believe in historic
2 speak, I think those are known as mullions and muntins.

3 MS. KLAUS: Some people call them muntins,
4 some people call them mullions.

5 CHAIRMAN DAVID: Yes, members of the
6 Commission, any questions for either staff or the
7 contractor?

8 COMMISSIONER HENK: No.

9 CHAIRMAN DAVID: We always run into issues
10 that people go to Home Depot and other places like this
11 to have wood windows.

12 MS. KLAUS: Yes.

13 CHAIRMAN DAVID: Your brand again is what?

14 MS. KLAUS: It's Andersen, so this is the
15 Andersen A series, yes.

16 CHAIRMAN DAVID: Andersen is located in
17 what state, where do they make the --

18 MS. KLAUS: They are in Minnesota.

19 CHAIRMAN DAVID: Minnesota?

20 MS. KLAUS: Yep.

21 COMMISSIONER BURCH: (Inaudible) have
22 somebody replace it basically --

23 MS. KLAUS: Yeah, we really tried,
24 especially with the historical (inaudible) replace them
25 as is.

1 COMMISSIONER BURCH: I was saying that
2 it's refreshing to have someone replace something as
3 is.

4 MR. YANDRICK: And just to review, the
5 applicant is here this evening. It is a prominent
6 feature of his building. It's on the front facade. If
7 this were something on the side or the rear of the
8 building, we probably would not be bringing it back
9 because it's as-is, but this really was an opportunity
10 for the HDC to review this.

11 CHAIRMAN DAVID: I appreciate it. Now
12 Mark, just share, sometimes you do these things
13 administratively and you don't bring it to the
14 Commission. When -- looking at this kind of thing,
15 when would you actually look at it yourself and not
16 bring it to the Commission?

17 MR. YANDRICK: I think that's what I -- I
18 think we're trying to hit our stride with the HDC.
19 Again, this application is coming forward because even
20 though it's a like for like, this is an historic
21 structure. The windows are prominent for the character
22 of the historic building, and being that it's on a
23 facade, usually when it's a like for like and it's on a
24 side or a rear, that is when, you know, we're doing it
25 at a staff level.

1 Working with other applicants and other
2 applications, it depends on the severity of it.
3 There's some minor things on the front facade that I've
4 approved in my short time on the front, but -- and
5 sometimes if you're doing a replacement, even if it's a
6 different material, it's on the rear of the building,
7 not seen as much. Just with the consistency that the
8 HDC has approved over the years, we've done it at a
9 staff level. But really, we want to establish more
10 standards of that over the next 6 months to be just
11 consistent. I think that's fair to the board. I think
12 it's fair to the city. I think it's fair to applicants
13 as well so they know that way ahead of time.

14 CHAIRMAN DAVID: Good way to look at that.
15 So you had the various motions, do we want to make --
16 do we want to reflect on each of those motions or do
17 you want to just -- do we just want to have one of our
18 members just make a motion then we second it? Do you
19 care?

20 MR. YANDRICK: As a board, you guys -- or
21 Commission, you guys can deliberate as much as you
22 want. Really those are your three options unless you
23 want to table something. Those are your three options
24 this evening. And just to recap, one is -- the top one
25 is to approve the case with the two windows as

1 presented; number two is to approve the case with any
2 conditions of approval which -- you know, within the
3 bounds of the Historic Guidelines; and then number 3 is
4 to deny the case for stated reasons. So essentially,
5 you just need one member to make that motion and get a
6 second.

7 CHAIRMAN DAVID: Is there a motion?

8 COMMISSIONER BURCH: Sure, I'll make a
9 motion. I make a motion to approve Case HDC-22-050 for
10 replacing the two windows as presented.

11 CHAIRMAN DAVID: Is there support for that
12 motion?

13 COMMISSIONER HENK: I will second.

14 CHAIRMAN DAVID: Any further questions?
15 All in favor, indicate by saying aye.

16 (All ayes.)

17 (No nays.)

18 CHAIRMAN DAVID: Any opposed?

19 (No nays.)

20 And any abstentions?

21 (No abstentions.)

22 CHAIRMAN DAVID: Good.

23 AYES: Henk, David, Porter, Burch.

24 NAYS: (None.)

25 ABSTAIN: (None.)

1 MOTION CARRIES 4-0-0.

2 MR. YANDRICK: Congratulations. I will be
3 reaching out to you to get the next step which is the
4 certificate of appropriateness.

5 MS. KLAUS: I do have a question. Do I
6 get a standard permit or is it an historical permit my
7 company would need to have for the installation
8 process?

9 MR. YANDRICK: Really it's a standard
10 permit. The certificate of appropriateness is the tool
11 to --

12 MS. KLAUS: Okay. Thank you.

13 MR. YANDRICK: And Chair, I just need
14 about 30 seconds to switch slides.

15 CHAIRMAN DAVID: Okay. Thank you.

16 We are now at 7.2.

17 MR. YANDRICK: The next case before you is
18 HDC-23 -- that should say 23-040. Actually it's
19 22-040, I think the agenda is incorrect. It is a
20 building rehab at 39 Ivy Street. The applicant is a
21 Ahmad Taylor from the Pontiac Housing Commission. So
22 what I'm going to share is that our consultant has done
23 a review of this project. He had referenced tabling
24 the item. I am going to go through a brief
25 presentation, kind of highlighting what's here. I've

1 spoken with the Chair. I've spoken with the applicant
2 that is in attendance tonight to see about possibly
3 moving forward. You have -- we have taken this off as
4 an informational session item into a regular item on
5 the agenda this evening, so you have the authority to
6 move forward with it if you'd like. You can make any
7 conditions if you like or table it. So -- and I'll do
8 my best to answer any questions, although from the
9 technical standpoint, I haven't done as much as our
10 consultant has.

11 So this is a site map. This is at 39 Ivy
12 Street. The (inaudible) to the bottom right is Perry
13 Street and I believe that is -- I'm forgetting my cross
14 street that's going north-south -- but this is part of
15 the GM Modern Housing Neighborhood that's here. And as
16 you remember, there was a fire that took place here in
17 2019, a really catastrophic fire. So I am showing you
18 just for reference what this property looked like in
19 2018 with the lighter blue siding there. Just really
20 looking like a standard -- while all the buildings
21 don't look the same in that neighborhood, really it
22 does fit into the general character of that
23 neighborhood.

24 Unfortunately, (inaudible) history over
25 the last four years, this is the current state as of

1 this morning. This is a photo of what this looks like.
2 It's definitely boarded up. It's deteriorated and the
3 city has been working on corrective actions to get this
4 into compliance. And I had -- it was interesting to
5 note just the neighbors were asking what I was doing,
6 you know, when I was taking photos of the property
7 because they were very excited that there was an
8 interest in rehabbing the building.

9 So I'm going to share some background
10 about just brief context of the Pontiac Housing
11 Commission in a second, but I did want to show the
12 elevations of what's in the application right here. To
13 give you some comparison, the front of the building is
14 in the upper right. The back of the building is on the
15 lower right and then facing the adjacent house is on
16 the upper left and then facing the road is on the
17 bottom left, if I have that correct, Vern.

18 MR. GUSTAFSSON: Yeah.

19 CHAIRMAN DAVID: Really, this is a remodel
20 in many different ways. There are replacement of
21 windows. I believe there are replacement of shutters.
22 There's a replacement of horizontal siding. There's an
23 established, reestablishment of a porch on the street
24 side on Ivy. There's a building edition and a, what I
25 call a deck on the rear of the building. And so

1 really, this is a comprehensive remodel, just bringing
2 the site up to compliance. I would refer to the
3 Pontiac Housing Commission to maybe go into a little
4 bit more detail.

5 While the, while the application that was
6 submitted also included interior work, I'll let the
7 Housing Commission -- I'm focused on my presentation a
8 little bit on the exterior work.

9 And this is an overall site plan. Ivy is
10 on the top and -- excuse me just a second here. I have
11 too laugh -- I'm usually excellent with street names.

12 COMMISSIONER PORTER: It's not Montcalm,
13 is it?

14 MR. YANDRICK: No, it's not --

15 MR. GUSTAFSSON: It's Oliver.

16 COMMISSIONER HENK: Oliver?

17 MR. YANDRICK: Oliver, that's right.

18 Oliver is the street to the right and again, it's one
19 block from Perry, one block from Montcalm. But the
20 porch is on the upper portion facing Ivy and then the
21 building addition and the deck per se is on the bottom
22 of this, this image is showing. And then there's a
23 garage at the bottom of the site. Really I don't
24 believe it's part of this rehab project and was not
25 part of the original fire.

1 So again, that fire was catastrophic in
2 2019. The home has been vacant, boarded up, on the
3 rehab list for the city since that time. The Pontiac
4 Housing Commission acquired that property recently.
5 I'm not sure if that was 2022 or prior to that, but I
6 know that Vern has been working with the city to try to
7 get that -- this before you tonight and get a rehab
8 agreement with the city.

9 A draft rehab agreement has been provided,
10 but it is still in draft form. I would just advise if
11 there's any conditions this evening of approval, that
12 the Pontiac Housing Commission as an applicant would be
13 able to provide a -- sign a rehab agreement for this
14 property.

15 So I mention the -- really the request
16 for -- that they're looking to do for this site which
17 is pretty comprehensive. And again, there are many
18 standards of approval, but this I think meets the
19 intent of what we're looking for a rehab to a building
20 that is damaged, to rehab it to make it usable and also
21 fit into this historic community.

22 So in this recommendation call out workmen
23 recommended tabling the item, but we are proceeding
24 this evening with the case at the HDC's pleasure. And
25 then I have four motions up here just based on, based

1 on what you would like. And I'd said two windows, but
2 to do the rehab as presented, I'd recommend doing it
3 with one condition of approval. And if you need me to
4 repeat that as part of the motion, I can do that. One
5 is to approve the case for rehab agreement. One is to
6 deny the case and one is to make a motion to table the
7 case. And I apologize up on the screen, but I've got
8 two windows from the previous application.

9 So with that, I can entertain any
10 questions you may have and obviously the applicant I
11 think would be excited to speak on this matter as well.
12 Thank you.

13 CHAIRMAN DAVID: Any questions before we
14 have Vern or others speak?

15 COMMISSIONER BURCH: Sure. I think it's
16 fantastic that the Housing Commission -- this is the
17 Housing Commission that's requesting this, right?

18 MR. YANDRICK: That is correct.

19 COMMISSIONER BURCH: That they're making a
20 request to do this. I just have a question regarding
21 the siding. Is that print -- what type of siding is on
22 this, Vern?

23 MR. GUSTAFSSON: Good evening. Good
24 evening, Chair and Commissioners. Should be -- can you
25 hear me clearly?

1 CHAIRMAN DAVID: Yes.

2 MR. YANDRICK: Name and address.

3 MR. GUSTAFSSON: Yeah, I will. Vern
4 Gustafsson, Pontiac Housing Commission, 132 Franklin
5 Boulevard. And I just would like to -- before I get
6 into your questions, good evening, Chair David and
7 Commissioners. The -- actually Pontiac Housing
8 Commission actually purchased this in January of 2021
9 and we did post the cash bond that was part of that
10 initial rehab agreement and that was submitted back in
11 March of 2021. We finally got the rehab agreement
12 actually signed a year later, actually in April of 2022
13 and it was recorded the following May of 2022.

14 During that time frame of that year and
15 knowing the fact we submitted that bond, there's quite
16 a bit of work of -- I won't say quite a bit of work,
17 appropriate amount of work that was done and permits
18 were filed, demolition, removing of the fire damage
19 materials. There was also rough mechanical and
20 plumbing that was completed that needs to be -- final
21 approval on. Down with what was noted was quite a bit
22 of the support beams in the basement to hold the first
23 floor was cracked and broken. So we had -- we put in
24 steel beams to secure the foundations. So a lot of
25 work has been accomplished on the interior.

1 With your approval, contingent upon the
2 rehab agreement, we did submit a request for extending
3 that rehab agreement into the spring of this year so we
4 can expeditiously complete the improvements that are
5 being proposed.

6 With me tonight is the architect, Tim
7 Brodoski who can answer any questions you have. The
8 horizontal siding is a Hardie board material that is
9 being recommended. The one pager that I did submit to
10 you in front of you, yes, it shows a tentative color
11 selection. So based upon your approval and the
12 extension of the rehab agreement, obviously full plans
13 would be submitted in which have been currently
14 submitted in and any further updates would be provided
15 based upon reviews by the building official.

16 MR. YANDRICK: Chair, if I may ask the
17 applicant a question. Vern, I appreciate this sample.
18 I just was curious what color that actually is, do we
19 know?

20 MR. BRODOSKI: Yeah, I do have it. I just
21 don't know what color this is.

22 MR. GUSTAFSSON: Maybe if I would
23 recommend, Tim, maybe come up to the podium here and
24 that way we can explain to all of the colors that are
25 being proposed.

1 MR. YANDRICK: You sound like a Planning
2 Director.

3 MR. GUSTAFSSON: Maybe.

4 MR. BRODOSKI: Timothy Brodoski, 2024
5 Chestnut Circle in Lake Orion. Colors were provided by
6 a designer that has been involved in the project and
7 unfortunately couldn't attend the meeting this evening.
8 The exterior siding color that we have for this is the
9 material 10A that we have on the schedule and that
10 would be number 701A. It's the dovetail material in
11 the middle of the three paint samples you have at the
12 bottom of the section. It's more of a --
13 unfortunately, the colors don't exactly come through,
14 but it's more of a grayish-bluish color, I believe.
15 And I apologize, I'm horrible with colors so --

16 CHAIRMAN DAVID: Other questions from the
17 Commission?

18 COMMISSIONER HENK: So my only question
19 with this is that I'm looking at the very top left
20 corner, it says vinyl windows and we're in an historic
21 district.

22 MR. GUSTAFSSON: Correct, but when we --
23 obviously they're boarded up right now, but my
24 understanding was that those were existing vinyl there
25 right -- that was there. If you go by there -- if you

1 go by there today, you will see some of the windows
2 that are existing, they are vinyl and so we are
3 replacing with all vinyl.

4 COMMISSIONER BURCH: Is it possible to
5 make a change to that to go with wood? Because I see
6 down the road other homeowners coming from down the
7 street saying hey, you approved vinyl so why can't we
8 get vinyl just like this lady here with Ms. Humphrey?
9 You guys are putting a tremendous amount of work into
10 this house which I think is fantastic, but I just
11 foresee that we're going to have other issues with
12 other homeowners possibly in the neighborhood wanting
13 to put in vinyl windows.

14 MR. YANDRICK: Are you concerned about the
15 two -- because this is a corner lot, so there's two
16 public streets. Are you concerned about those two
17 streets or more windows than that?

18 COMMISSIONER BURCH: Basically what you
19 can see from the street.

20 MR. GUSTAFSSON: So being on a corner lot
21 we'll have -- on Oliver and Ivy any of the windows is
22 what HDC recommended to be with the -- I guess --
23 excuse me.

24 COMMISSIONER HENK: The front and the
25 side?

1 MR. GUSTAFSSON: Correct.

2 COMMISSIONER HENK: Yeah.

3 MR. GUSTAFSSON: Yeah.

4 CHAIRMAN DAVID: Restate -- what are you
5 saying here, I'm sorry?

6 MR. GUSTAFSSON: So this is the --

7 MR. BRODOSKI: The porch was heavily fire
8 damaged and that is gone. It will be more of a
9 traditional covered deck, covered porch.

10 MR. GUSTAFSSON: So let me just back up
11 here real quick. So the proposed improvements that you
12 do see in the architectural plans that you had, there
13 was going to be a new front porch that will front on
14 Ivy, and then to the rear of the house between the
15 house and the garage there is an attached patio roughly
16 about 200 square feet. There is going to be roughly a
17 90 square foot addition out to the back of the building
18 which would include a new mud room and also a --
19 another bathroom -- full bath would be located within
20 that 90 square feet, okay? So what you're asking for
21 is basically if you look at the two bottom -- let's
22 see, the top right and the lower left, those windows,
23 you're requesting to be wood?

24 COMMISSIONER BURCH: Yes.

25 MR. GUSTAFSSON: Okay. I guess my

1 question would be is, is that there was commentary on
2 your applicant before that they would be vinyl cladded
3 to ensure weather protection?

4 COMMISSIONER HENK: Fiberglass.

5 MR. GUSTAFSSON: Or fiberglass? Is that
6 something that would be considered also?

7 COMMISSIONER HENK: I don't see why not.

8 COMMISSIONER BURCH: I think that would be
9 fine.

10 MR. GUSTAFSSON: Okay. Thank you for that
11 consideration.

12 COMMISSIONER HENK: Vern, the only reason
13 I'm saying this is we know what's going to happen.

14 MR. GUSTAFSSON: I know, I know. Been
15 there.

16 COMMISSIONER HENK: Yeah, exactly.

17 COMMISSIONER BURCH: Other than that, it
18 looks great.

19 COMMISSIONER HENK: Yeah.

20 COMMISSIONER BURCH: Can I ask, is there a
21 reason why the director, the Executive Director Ahmad
22 Taylor wanted to table it? Is he on board with
23 everything we have here or --

24 MR. GUSTAFSSON: No, it wasn't from us, it
25 was actually the plaining consultant that --

1 MR. YANDRICK: For the city.

2 COMMISSIONER BURCH: Oh, okay. I thought
3 it was Mr. Taylor who wanted --

4 MR. GUSTAFSSON: No. Mr. Taylor and
5 myself and the entire team over at the Housing
6 Commission and also Tim's very excited to get this
7 project done.

8 MR. BRODOSKI: Better (inaudible).

9 COMMISSIONER BURCH: I have no further.

10 CHAIRMAN DAVID: So define -- we always
11 use this term "like for like," so help me on that
12 again. So we have many houses, I mean, Kenny talked
13 about that we wanted to go to wood, but explain your
14 point of view or Mark's point of view on like for like.
15 Mark, if you would like to say that?

16 MR. YANDRICK: I mean, really, a like for
17 like is a replacement with the same material, you know.
18 While I think the only caveat for that is sometimes
19 there are more modern materials, but I mean, there are
20 composites. There are different things that -- but
21 really, a like for like is the same material from my
22 previous experience.

23 CHAIRMAN DAVID: You know, we'll be voting
24 on this but I'm just thinking about how many homes were
25 torn down in Pontiac over the last year that were even

1 better -- in better shape by far than this home. And I
2 sometimes think -- I mean, there were homes in Indian
3 Village which is opposite of Seminole Hills. It's not
4 an historic district, but it was at one time a
5 wonderful area. And you know, it was just -- there was
6 money there and it was torn down and many houses like
7 this were part of the history. Do you have a sense as
8 a veteran how many houses were torn down over the last
9 five or six years?

10 MR. GUSTAFSSON: Yes. I believe that
11 during -- actually I was just looking at building
12 permits in regards to demo permits. During the former
13 administration, obviously using block grant dollars, I
14 believe she -- Dr. Waterman tore down roughly about 930
15 dwelling units.

16 CHAIRMAN DAVID: So maybe 1,000 homes?

17 MR. GUSTAFSSON: Using block grant
18 dollars. I would say that the reason -- I think that
19 there was a number of objectives in regards to why --
20 and this is before my time before we -- the Housing
21 Commission purchased this property, but there was a
22 certain passion in regards to that historical district.
23 It was a passion in regards to bringing a family into
24 that unit and also showing maybe others, builders,
25 property owners that this can be done. Yes, there is a

1 price. If you look at just the materials on the
2 outside and looking at applying and constructing, we're
3 looking at roughly about \$100,000. If you look at the
4 interior in regards to renovation, we've torn down some
5 walls, it's more of an open floor plan. We're still
6 maintaining the three bedrooms on the second floor.
7 We're adding a bathroom on the first floor with the mud
8 room. We're probable close to another \$100,000.

9 We also -- because it was on the demo
10 list, obviously utilities had to be connected,
11 electricity and gas which was a cost to us also. But
12 we want to, we want to demonstrate to others here in
13 the community that this can be accomplished. Maybe not
14 as complex as this one, but knowing the fact that
15 there's a good history here to show the possibility to
16 improve our neighbors.

17 CHAIRMAN DAVID: And the goal for this is
18 homeownership or rental?

19 MR. GUSTAFSSON: It would be rent to
20 own.

21 CHAIRMAN DAVID: Rent to own?

22 MR. GUSTAFSSON: Yes.

23 CHAIRMAN DAVID: And explain that to me,
24 if you would.

25 MR. GUSTAFSSON: We would -- actually

1 we're looking -- we're talking with Lighthouse right
2 now. They have a down payment, homeowner's down
3 payment assistance program. They're partnering with
4 St. Joe's and allow X number of dollars that is given
5 for down payment on that home. Obviously they will
6 take a mortgage out, but at least they can (inaudible)
7 some dollars are given as part of that down payment
8 assistance.

9 CHAIRMAN DAVID: The anticipated cost to
10 the home -- to a potential homeowner would be what?

11 MR. GUSTAFSSON: That -- we haven't really
12 valued that yet.

13 CHAIRMAN DAVID: It will be substantially
14 less than the \$200,000?

15 MR. GUSTAFSSON: Yes, yes. An appraisal
16 will be done obviously when you're selling and
17 everything else to that homeowner, yes.

18 CHAIRMAN DAVID: Yeah, okay. Thank you
19 for that. Any further questions from the Committee?
20 So we have some choices here. Mark, would you review
21 those again for us, if you would?

22 MR. YANDRICK: Absolutely. In terms of
23 the motions, correct?

24 CHAIRMAN DAVID: Yes.

25 MR. YANDRICK: Okay. Instead of the two

1 windows, you would want to just say that we have a
2 property.

3 COMMISSIONER BURCH: I'll make a motion to
4 approve the property as presented but with the change
5 being the fiberglass --

6 MR. YANDRICK: Go ahead.

7 COMMISSIONER BURCH: Okay. With the
8 change being the fiberglass clad to the outside of the
9 windows that can be seen from the street in the front
10 and the side of the house.

11 MR. YANDRICK: And if I could suggest a
12 second condition that the applicant enter into a rehab
13 agreement extension, a valid rehab agreement extension.

14 COMMISSIONER BURCH: Sure. That the
15 applicant enter into the appropriate rehab extension.

16 CHAIRMAN DAVID: Is there any support for
17 that motion?

18 COMMISSIONER HENK: I'll second that.

19 CHAIRMAN DAVID: Do we understand the
20 second motion of that?

21 COMMISSIONER BURCH: No, not really. I
22 mean, as far as the rehab extension, I guess it's going
23 to expire.

24 MR. YANDRICK: A rehab agreement is needed
25 when the property is in this condition, and so there

1 really needs to be an agreement to ensure that the --
2 it gets properly handled to get back to its place. The
3 rehab agreement was again previously signed. I believe
4 it has expired. And I had asked prior to the
5 application, I'd asked Vern to ask for the extension
6 material and we have received it. We have new
7 attorneys and then obviously with new staff and new
8 managers, I think it's being reviewed a little bit on
9 the mechanism of how it's going to be. I think we have
10 a cooperative spirit. We want this rehab agreement
11 extension to go forward, just not in the current form
12 that it's in. So I think as long as we're able to get
13 this in, the city is able to work with the applicant
14 (inaudible).

15 CHAIRMAN DAVID: The issue has always been
16 how long does a home sit, you know? You know, is 6
17 months good, what should it be?

18 COMMISSIONER BURCH: I just have a
19 question. Is there a substantial cost to the applicant
20 to do something like this?

21 MR. YANDRICK: Regarding the rehab
22 agreement?

23 COMMISSIONER BURCH: Yes.

24 MR. YANDRICK: I would actually ask the
25 applicant on that. And I'm saying this because they

1 would know better than the rookie here in Pontiac so --

2 MR. GUSTAFSSON: Well, yes. The way the
3 rehab agreement that was signed here in April 2022 --

4 COMMISSIONER BURCH: I'm just referring to
5 the extension.

6 MR. GUSTAFSSON: Oh, to the extension, no.

7 COMMISSIONER BURCH: Okay.

8 MR. GUSTAFSSON: I would hope not.

9 COMMISSIONER BURCH: Because whatever's
10 been done has been done, but I didn't think the Housing
11 Commission --

12 MR. GUSTAFSSON: You have 15,400 plus
13 dollars that's sitting --

14 COMMISSIONER BURCH: Somewhere.

15 MR. GUSTAFSSON: In City Hall.

16 CHAIRMAN DAVID: So we have a motion and
17 the second. Then we would ask for all in favor,
18 indicate by saying aye.

19 (All ayes.)

20 CHAIRMAN DAVID: Opposed, nay?

21 (No nays.)

22 CHAIRMAN DAVID: Any abstentions and the
23 reason why?

24 (No abstentions.)

25 CHAIRMAN DAVID: So it's been accepted,

1 Mark.

2 MR. YANDRICK: 4-0.

3 AYES: Henk, David, Porter, Burch.

4 NAYS: (None.)

5 ABSTAIN: (None.)

6 MOTION CARRIES 4-0-0

7 MR. YANDRICK: Thank you.

8 COMMISSIONER HENK: Vern, could we take a
9 tour when it's done?

10 MR. GUSTAFSSON: Of course. We're going
11 to have a big party.

12 MR. YANDRICK: I will be providing a
13 decision letter. This (inaudible) to both of you will
14 be a decision letter that -- definitely reach out maybe
15 tomorrow or Friday for the next steps.

16 MR. GUSTAFSSON: Beautiful.

17 CHAIRMAN DAVID: Are we on the TV for the
18 community now?

19 MR. YANDRICK: We are not.

20 CHAIRMAN DAVID: That's okay.

21 MR. YANDRICK: We are not unfortunately.

22 CHAIRMAN DAVID: I'm hearing kind of
23 wonderful things that the Hispanic community is buying
24 auctioned homes and fixing them up.

25 MR. YANDRICK: So can we hold this off to

1 staff communication or public comments?

2 CHAIRMAN DAVID: Okay. Sure, sure.

3 MR. YANDRICK: The last month was the
4 perfect -- the last time we met was the perfect example
5 of sometimes we skipped over agenda items.

6 CHAIRMAN DAVID: Okay. We'll do that.

7 MR. YANDRICK: I think it's a great topic.

8 CHAIRMAN DAVID: Thanks, Vern. Good to
9 see you.

10 MR. GUSTAFSSON: Thank you very much for
11 your time.

12 CHAIRMAN DAVID: Now we're at 7.3, the
13 meeting schedule for the remainder of the year.

14 MR. YANDRICK: And this was presented at
15 the December meeting. We floated straight from an
16 agenda item into public comment because of the
17 applicant's enthusiasm. We just need a motion to
18 approve the calendar for the year (inaudible).

19 CHAIRMAN DAVID: Do I hear a motion to
20 approve?

21 COMMISSIONER HENK: I'll make a motion.

22 CHAIRMAN DAVID: Support?

23 COMMISSIONER BURCH: Support.

24 CHAIRMAN DAVID: All in favor?

25 (All ayes.)

1 CHAIRMAN DAVID: Opposed?

2 (No nays.)

3 CHAIRMAN DAVID: No abstentions, okay.

4 That is that.

5 AYES: Henk, David, Porter, Burch.

6 NAYS: (None.)

7 ABSTAIN: (None.)

8 MOTION CARRIES 4-0-0.

9 CHAIRMAN DAVID: And now public comments.

10 Well, there are no public comments.

11 COMMISSIONER BURCH: Can I make a comment?

12 CHAIRMAN DAVID: Your definition of public
13 comments would be any of us or just --

14 MR. YANDRICK: Really, it's for the
15 public.

16 CHAIRMAN DAVID: Yeah, yeah, so --

17 COMMISSIONER HENK: So my question is, do
18 they have more -- I didn't realize the Pontiac Housing
19 Commission did that.

20 MR. YANDRICK: Yeah.

21 COMMISSIONER HENK: How many more houses
22 do they have going, do we know?

23 MR. YANDRICK: I don't know a number
24 standpoint. I know it is depending on how they're able
25 to get funding. And I know previously they've worked

1 through pilots in years past and I know they do have
2 multiple homes in the community that they're trying to
3 work through the proper funding mechanisms too. I'm
4 still learning the process, but they are a key player
5 in terms of rehabbing (inaudible) demolished homes.
6 They're not the only one, but they're, they're one of
7 them.

8 COMMISSIONER HENK: I didn't know that.
9 And one of the reasons, the money they're putting into
10 that, last summer I was driving down and caught Dane
11 Tom -- Thomas or Taylor? Anyway, Dane kind of started
12 the rehabs over on Oliver Street and he actually was
13 really thrilled because the house next door to him sold
14 for over \$100,000. It was the first one in the whole
15 area. So but they're putting, like, double now.

16 MR. YANDRICK: So we're not done. If you
17 want to keep continue talking about the GM Modern
18 Housing, I'm going to move staff communications, if I
19 may.

20 CHAIRMAN DAVID: Sure, go ahead.

21 MR. YANDRICK: About three to four weeks
22 ago, Rick and myself were invited by Joe Robinson who
23 is the Oakland County Vice Treasurer, Assistant
24 Treasurer, one of the titles. They have three homes in
25 that neighborhood and so they were looking for some

1 advice from the HDC for Rick through me from the city
2 as they're looking to apply for grant funding. They
3 submitted those applications at the beginning of
4 January.

5 COMMISSIONER BURCH: Who is this again?
6 I'm sorry, Mark.

7 MR. YANDRICK: This would be Oakland
8 County Treasurer's Office, and they would be looking at
9 rehab, three homes in the GM Modern Housing
10 Neighborhood.

11 COMMISSIONER BURCH: Really?

12 MR. YANDRICK: Yep.

13 COMMISSIONER HENK: And they'll do as
14 beautiful a job as they (inaudible).

15 MR. YANDRICK: Yep.

16 COMMISSIONER HENK: Wow. Dane's going to
17 be so mad.

18 MR. YANDRICK: I mean, I don't know that
19 this is HGTV level, but I think they're going to do a
20 wonderful job of really helping --

21 COMMISSIONER BURCH: You know, it's funny
22 that this is such good news. You don't hear about this
23 at all throughout the city. At least I've never
24 heard --

25 MR. YANDRICK: So if they get the grant

1 dollars, then they would go in design phase and then
2 we'd see applications for these three properties. And
3 I have to doubt that it's not going to be the only
4 three that are in (inaudible) here in the short term.

5 COMMISSIONER HENK: So are they all on
6 Oliver or do we know --

7 MR. YANDRICK: Two are on Oliver and I
8 think one's on Perry if I remember right.

9 CHAIRMAN DAVID: Yeah. Yeah, there's one
10 on Perry and two on Oliver. So back to what I was
11 saying --

12 COMMISSIONER HENK: This is exciting. I'm
13 excited.

14 CHAIRMAN DAVID: Earlier at Rotary, which
15 I'm involved in, very few of us know very much about
16 the Hispanic community. 36 percent of kids in the
17 Pontiac Schools have Hispanic heritage right now, and
18 it's just growing. It's equal to Mexican Town in
19 Detroit, the growth here in Pontiac. And what we were
20 hearing from people from the Hispanic community is that
21 people that are landscapers, whatever, are buying
22 houses on auction from the county and they're making
23 changes on it and they're taking ownership.

24 Now back to the 900 house, those are all
25 taken out and they're just empty lots all over the

1 city. You know what I mean? They're just empty lots
2 and I'm not sure -- so we did some things, but we lost
3 some things too, you know. So it's kind of an
4 interesting thing. So --

5 MR. YANDRICK: And I will just add to
6 that, you know, I've seen an influx, easily 6 or 7 that
7 I've worked with that have applied for things. Have
8 not had to go to the board yet, but some of them have
9 been more rehab, smaller things. But you know, some of
10 my decision letters are bilingual and thank goodness
11 for Google Translate. We luckily have a few staff
12 members that are bilingual. It would help us through
13 some of those conversations. Some of them don't know
14 that they're buying in the Historic District, and so
15 that's one of the things that we collectively have to
16 work hard to educate and help move forward.

17 COMMISSIONER BURCH: Are there any other
18 areas in the city other than that side of town, modern
19 housing where they're doing those type of rehabs and
20 investments, Housing Commission, for example, the west
21 side of Pontiac?

22 MR. YANDRICK: I don't know that I fully
23 understand. So 39 Ivy is the only one that I've really
24 seen in front of me, but I know that they have homes
25 across the city so -- and I think I've met Ahmad Taylor

1 and I'm looking forward to continuing to work with them
2 and find out where these properties are located, but I
3 can say it's in multiple places in the city.

4 CHAIRMAN DAVID: Okay. Exciting stuff.
5 Just back to the bilingual, I've been told that there's
6 a movement in the city that every department would have
7 bilingual abilities, a staff member or someone in that
8 area. So it's a growing area of (inaudible) that we
9 need to have. Okay. Mark, any other staff
10 communications that you would like to talk about?

11 MR. YANDRICK: I do. I just did want to
12 report, I did have a meeting with the mayor recently
13 about HDC applications for the three open positions. I
14 know there's some other major priorities the mayor has,
15 so I won't be able to interview people right away. But
16 if you get to know me, I am a persistent person so I'm
17 going to be sure that over the next month or two we'll
18 hopefully be able to fill these positions. We just
19 filled two on Planning Commission over the last month
20 and so it's a much needed change. And I think -- I
21 appreciate your service working at a quorum, you know,
22 and the work that all four of you do.

23 Really, I wanted just to share what's
24 going on in Planning Department very briefly. We
25 are -- I don't know if there was a backlog, demand for

1 development. We have 10 or 11 items going through
2 Planning Commission over the next month. We have 8
3 items going to the Zoning Board of Appeals.
4 Unofficially, we're working through the schedule, but
5 just I'm starting to -- for just one person, it's a lot
6 of applications. We are interviewing right now. We
7 have given an offer to a candidate. It's not accepted,
8 but we're also about to post a new position as well, so
9 we're working hard to get staff in place. For the next
10 couple months though, it's going to be -- at least for
11 the next 30 days, it's going to be me and our planning
12 consultant Dick Carlisle. You may not know him, but
13 heard of him, but they work with a lot -- great --
14 they're a great Planning Consultant, works with a lot
15 of member communities.

16 I was unaware that he was asking more
17 information from Vern and I told Vern -- lack of
18 information, but I'll make sure going forward with
19 other applications to make sure we have that shored up
20 before bringing everything and I thank you for
21 reviewing the application this evening.

22 CHAIRMAN DAVID: The review of staff
23 members, will you continue being our staff member or
24 one of the people that you'll be selecting, will that
25 individual be --

1 MR. YANDRICK: It's going to be a makeup
2 of the team and I think I'm going to be involved with
3 the HDC in some capacity, but I may be overseeing
4 someone that does it. So I want to make sure from a
5 grand standpoint you guys are getting the things you
6 need from the high level training, so we need to get
7 education, exposure to the city. But depending on the
8 staff we have, I can see -- and we've interviewed some
9 candidates with the Historic District experience and
10 whatnot and I think that that resource may be very
11 valuable to you. So I may not be the number one, but
12 I'm not far away, let's put it that way.

13 CHAIRMAN DAVID: That's good. Any other
14 comments, Mark, before we adjourn tonight?

15 MR. YANDRICK: I believe -- I've got
16 something else written down here. I can't remember
17 what -- I can't read my own handwriting. But no, that
18 is it for now and we would plan for the next meeting at
19 the beginning of March. It is scheduled for March 8th.
20 I just want to caution you we may need to reschedule
21 this based on a special meeting from Planning
22 Commission because they have so many items. We will
23 let you know probably in the next week if a
24 rescheduling is necessary. And I'd be looking at March
25 15th, the following Wednesday to look at your

1 schedules, but I will let you know as soon as
2 possible.

3 CHAIRMAN DAVID: You know, my heart of
4 hearts is that we want to move from a reactive stance
5 to a proactive stance over the next few years. We
6 might have realtors know that if they sell homes in
7 our -- in the historic areas that it's the
8 responsibility of the new owner and many times there
9 isn't that, you know. We'd like to go to different
10 districts with the City Councilmembers and talk to the
11 homeowners of that area and bring up -- enlighten them
12 about our role and their role and that, so we have some
13 heavy lifting to do, you know.

14 MR. YANDRICK: I do have one more thing
15 under staff communications and I know what that is now.
16 I wanted to kind of get a little bit of a gauge from
17 the ZBA. We have an interested applicant that's
18 looking to replace windows in the downtown. And while
19 I have experience working with historic districts in
20 downtowns and neighborhoods, our downtown is a little
21 bit bigger than I'm used to. And I didn't know if you
22 had examples that maybe I could be able to research what
23 the ZBA -- the HDC has done or other -- you know, have
24 you treated the downtown very similarly with your
25 review of windows than you have the rest of the city.

1 CHAIRMAN DAVID: We'll turn to -- Kathie
2 is a downtown homeowner -- I mean, a business owner.

3 COMMISSIONER HENK: At building number 2,
4 but what I've been seeing, I mean, most of the time it
5 will be town (inaudible) like an aluminum clad because
6 some of them were replaced in the '50s and '60s. But
7 basically what I see downtown is it's a free for all
8 and people are doing whatever they feel like doing.
9 And there's vinyl windows where there shouldn't be
10 vinyl windows and -- yeah, it's a problem.

11 MR. YANDRICK: I'm going to be meeting --
12 so I'm going to make the assumption that really there
13 has not been a lot of downtown applications to this
14 Commission; is that correct?

15 COMMISSIONER HENK: Well, I know I'm one
16 but --

17 CHAIRMAN DAVID: There's one person that's
18 been consistent, his name is Jim Cunningham.

19 COMMISSIONER HENK: Yeah. People that are
20 consistent --

21 CHAIRMAN DAVID: He's consistent. He owns
22 multiple -- he and his son own multiple places
23 downtown. It would be good for you to meet him, get
24 his point of view.

25 MR. YANDRICK: As a city, we're really --

1 have made a turn and we want to make sure that we are
2 being fair setting expectations, but also following
3 process. And so now we've got code enforcement teams
4 and we're starting to build up procedures and we're
5 going to make sure we do that. I'm going to be working
6 with the applicant. I'm going to see the nature.
7 They're still trying to scope out what they want, but
8 it's very possible we may see (inaudible).

9 CHAIRMAN DAVID: Kathie, am I correct that
10 not all the downtown is part of the Historic District?

11 MR. YANDRICK: That is correct.

12 CHAIRMAN DAVID: That's where I get mixed
13 up.

14 COMMISSIONER HENK: Yeah, it's a weird
15 situation.

16 MR. YANDRICK: I'll share a map with you
17 next time.

18 COMMISSIONER HENK: Part of where you
19 think it should be, it's not and where -- it's just
20 weird. Like, my buildings are not in the Historic
21 District even though I have historic fronts on them.
22 It's just a weird situation, but Tom, Tom Shafto (sp)
23 from Service Glass called me to see who was replacing
24 Donovan and Vern and I gave him your information. So
25 I'm hoping he got it because he didn't respond back to

1 me, but he's supposed to be helping somebody -- I
2 couldn't think of the name that he told me right now.
3 I think it's the same guy who did the building on
4 Huron.

5 MR. YANDRICK: This is the -- it's like a
6 law firm that was hoping to replace the windows. And I
7 don't have the address. It's 28 or 29, either -- it's
8 not Saginaw, but it might be something around there.

9 COMMISSIONER HENK: A law firm? It's
10 Dobrusin.

11 MR. YANDRICK: Yeah. Starts with a D.

12 COMMISSIONER HENK: Yeah, Dobrusin.

13 CHAIRMAN DAVID: Wayne and --

14 COMMISSIONER HENK: They'll do it right.
15 Everything they do, they do right.

16 MR. YANDRICK: They set an example, right?

17 CHAIRMAN DAVID: Very good example. Well,
18 I think we're about ready to (inaudible) a motion to
19 adjourn.

20 COMMISSIONER HENK: I'll make a motion to
21 adjourn.

22 CHAIRMAN DAVID: Is there support for that
23 motion?

24 COMMISSIONER BURCH: Sure.

25 CHAIRMAN DAVID: All in favor?

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(All ayes.)

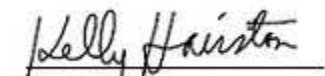
CHAIRMAN DAVID: Opposed?

(All ayes.)

(Meeting adjourned at or about the hour of

6:58 p.m.)

Minutes transcribed and prepared by:



KELLY HAIRSTON
Dated: March 12th, 2023