

CITY OF PONTIAC, MI

HISTORIC COMMISSION MINUTES

Wednesday, August 16, 2023 – 6:00

P.M.

City of Pontiac City Council Chambers

I. CALL TO ORDER: (6:05pm)

II. ATTENDANCE

Present: Chair David, Ken Burch, Kathy Henk, and Linda Porter (Quorum Reached)
Staff Members: Mark Yandrick, Planning Manager
Corey Christensen, Senior Planner

III. OFFICIAL COMMUNICATIONS

None

IV. AMENDMENTS TO & APPROVAL OF THE AGENDA

An amendment was made to the agenda to add HDC 23-027 to the agenda. A motion to approve the Historic District agenda for August 16, 2023 was made by Commissioner Henk and seconded by Commissioner Porter. Motion passed 4-0.

V. ADOPTION OF MINUTES:

A motion was made by Commissioner Henk and seconded by Commissioner Porter to adopt the minutes from June 21, 2023. Motion passed 4-0. A motion was made by Commissioner Henk and seconded by Commissioner Porter to adopt the minutes from July 12, 2023. The motion passed 4-0.

VI. OLD BUSINESS:

None

VII. NEW BUSINESS:

A. Application #: HDC 23-033
Applicant: Fernando Bales
Request: Exterior Alterations and Repairs
Address: 196 Cherokee

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Senior Planner Corey Christensen gave a presentation on the applicant's request. The applicant is proposing a new garage door, new front windows, repainted railings, a new front door, repainted brick, new gutters and replacement roof flashing. Staff's presentation went over the details of the proposed work and compared it to the Secretary of the Interior's standards of approval. Staff made a recommendation to approve the repairs and exterior alterations at 196 Cherokee without conditions.

The applicant spoke and provided more detail on the proposed materials used for the windows. The applicant is proposing fiberglass window material. Commissioner Henk asked staff if this material met our standards for approval. Staff replied the material is not ideal but will weatherize the structure and should appear aesthetically similar to the historic material on site. Commissioner Henk asked if the bricks will be painted and the applicant replied this is an error, there will be no repainting.

Commissioner David asked when the house was built. The applicant replied 1937. Commissioner David asked what style the house is and the applicant replied they believe it is classified as art deco as it was built a little too early to be considered midcentury modern. The applicant stated there is a similar home in the Palmer Woods neighborhood of Detroit.

The applicant elaborated on the roof. The house has a flat roof which is very unique in this part of the country. The applicant is having difficulty with water accumulation and damage. The applicant requests a new roof material to protect the structure. The applicant clarified that the proposed flashing at the parapets will be similar aesthetically to the replaced roof. The roof will not be visible from the street due to the fact it is a flat roof.

Planning Manager Yandrick expanded on the commission's concerns about fiberglass. He explained that fiberglass is a newer material that has been accepted in historic districts elsewhere.

The applicant would like approval for the new roof but does not have the proposed material prepared. The commission agreed the roof material can be approved by staff at a later date.

Commissioner Burch made a motion to approve HDC 23-027 with a condition that the request to repaint the house be struck from the approval. In addition, as a condition of approval, the new roof material must be approved by staff at a later date. The motion was seconded by Commissioner Henk. Motion passed 4-0.

B. Application #: HDC 23-035
Applicant: West Construction Services
Request: Exterior Alterations and Repairs
Address: 595 N Perry

Senior Planner Corey Christensen gave a presentation on the applicant's request. Mr. Christensen explained that the applicant is rehabbing the house with grant dollars the County received. The applicant is proposing to replace the roof, repair the windows and doors, clean up the siding and

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paint the structure. Staff's presentation went over the supplemental documents provided by the applicant, the case history of the site (including a history of code violations), details on the work being done and the standards for approval the commission must use to make their determination. Staff recommended approval of the repairs and exterior alterations with no conditions.

The applicant, Kyle Westburg, expanded on the presentation given by staff. The applicant expanded on the County's plan for the neighborhood and this property in particular. He explained there is damage to the slate roof and their intention is to repair the slate and leave it as if. If this cannot be done then they will go with a replacement shingle. The applicant provided a sample of the proposed window frame materials. They will be using a Pella wood and aluminum clad window.

Commissioner Henk asked for clarity on whether 75 Oliver has a slate roof that could be used on this structure. The applicant replied he is not sure and will look into it.

The applicant expanded on the proposed color they intend to paint the structure. Commissioner Henk asked for clarification on what is being done with the rear of the structure. The applicant clarified this is an early addition that was done and the space is odd. It is unclear how the early addition was used. They intend to turn this space into a powder room.

Planning Manager Yandrick stated there is a rehab agreement with the city and complimented the applicant for undertaking such a large rehab project.

Commissioner Burch made a motion to approve the request HDC-035 as presented. The motion was seconded by Commissioner Henk. Motion was approve 4-0.

VIII. PUBLIC COMMENT:

There was no public comment.

IX. STAFF COMMUNICATIONS

Staff updated the commission on the status of 130 Chippewa.

X. Adjournment

Commissioner Henk made the motion to adjourn the meeting, Commissioner Porter seconded. Motion passed 4-0

Respectfully Submitted,
Corey Christensen, Senior Planner
Community Development Department