

CITY OF PONTIAC, MI
HISTORIC DISTRICT COMMISSION MINUTES
Wednesday, December 13, 2023 – 6 pm
City of Pontiac City Council Chambers

I. CALL TO ORDER: (6:11)

HDC Commissioners Present: Rick David - Chair
Regina Campbell – Vice Chair
Jim Allen
Fernando Bale
Jen Burk
Rachael Clark

Staff Members: Mark Yandrick – Planning Manager
Paul Harang – Planner II

II. MEETING MINUTES FOR REVIEW

The minutes were approved by Commissioner Clark and seconded by Commissioner Burk.

III. OFFICIAL COMMUNICATIONS:

Staff Planner Harang welcomed members to the meeting and indicated no official communications.

IV. PUBLIC HEARINGS:

Application #: HDC 23-046
Applicant: Mary L. Klein
Address: 141 Chippewa Road
Request: 22 replacement windows with grills

Staff Planner Harang provided a presentation regarding the request at 141 Chippewa. The request is to replace 21 windows within the south, east, and west elevations. The east elevation will be composed of wood windows in a six (6) over one (1) composition and the south and west elevations will be composed of vinyl windows with a six (6) over six (6) composition.

The applicant, Mary Kline's son Paul Kline provided a presentation regarding the window request at 141 Chippewa. The applicant stated the front-facing windows (primary façade) at

Chippewa shall be wood replacement windows and the remainder of the windows on the south and east facades will be vinyl replacement windows.

Commissioner Campbell asked the applicant the name of the company installing the windows and asked if any samples were provided to staff.

Commissioner Burk asked a question about the composition of the primary façade windows facing Chippewa to clarify whether these windows will be wood with a six (6) over six (6) or six (6) over one (1) composition.

Staff Planner Harang indicated the primary facade windows are recommended to be six (6) over one (1) to mimic the existing windows and six (6) over six (6) for the non-primary facades to match the existing new replacement windows that were approved by the HDC staff in the past.

The applicant indicated that he could not provide a window sample to the commission due to the cost of the windows and the fact The Home Depot does not loan out window samples.

Commissioner Allen asked a question about the window configuration and indicated that he would like to see the original window configuration of six (6) over one (1) within all window openings.

Commissioner Bales asked a question why the six (6) over six (6) window configuration was approved.

Staff Planner Harang indicated that the six (6) over six (6) configurations came from the original Staff approval for the north-facing non-primary façade windows.

Commissioner Allen asked for clarification regarding the location of the six (6) over one (1) and the six (6) over six (6) windows to be located on which facades of the structure.

Commissioner Bales asked for clarification on the window configuration on the front façade.

Staff Planner Harang indicated that the primary façade will be composed of wood windows configured in a six (6) or one (1) pattern to match the existing window configuration. The non-primary facades will be composed of vinyl windows with six (6) over six (6) configurations.

Commissioner David asked Staff going forward that all new applications be consistent with any future staff approvals.

Commissioner Burk made a motion to replace twenty-two (22) windows at 141 Chippewa to approve wood windows on the primary façade with six (6) over one (1) configuration and vinyl windows on the non-primary façades with a six (6) over six (6) configurations: Commissioner Campbell seconded the motion.

5 Yes

1 No (Allen)

Application #: HDC 23-048
Applicant: Ronita Coleman
Address: 111 Oneida Road
Request: Remove 361 metal casement windows and 16 boarded garage door openings and replace with 361 Metal windows with grills and 16 metal garage doors.

Staff Planner Harang provided a presentation on the request to replace windows and insert new metal garage doors within boarded garage door openings at the site.

The applicant Ronita Coleman/Gregory Coleman provided a presentation indicating the new black metal casement windows will replace all existing windows within the building and the boarded garage door openings will be replaced with new metal garage doors. The applicant requested the Oakland County Historical Organization provide historical pictures of the building and will provide the pictures to staff in the coming weeks.

Jill Robinson with the Oakland County Treasurer's Office stated the Department has been looking for a developer to redevelop the building. Most interested parties who wished to purchase the building did not wish to re-develop the building but hold onto it for future development. Ms. Robinson stated that Ms. Coleman fits the parameters for the county regarding a developer who can renovate the building and have the funds in place to complete the redevelopment.

Commissioner David asks the applicant and County if the funding is in place to successfully redevelop the building.

The applicant indicated the funding is almost in place, and she is looking for gap funding for the remainder of the funds to redevelop the structure.

Commissioner David asked a question about the material of the garage doors, will the doors be original wood or metal?

The applicant indicated that the garage door openings are mostly boarded, and the proposal wishes to mimic the proposed original garage doors with a metal material that looks like the original door composition.

Commissioner David asked about how many apartments will be in the building.

The applicant indicated that 50 apartments will be redeveloped with a mix of one (1), two (2), and studio units.

Commissioner Clark asked the County when the building had last been occupied.

Ms. Robinson from Oakland County stated the building has not been unoccupied for over twenty (20) years.

Commissioner Burk thanked the applicant and county for the tour of the building and indicated her appreciation for the redevelopment of the building.

Commissioner Allen indicated the replacement windows look to be a good product that will mimic the original windows.

Commissioner Bales asked about the window examples provided on the tour. He was inquiring into which window manufacturer would be chosen since both samples provided look very similar in appearance and composition.

The applicant stated both window samples are generally identical to the original and the applicant will decide on the manufacturer once final pricing has been provided for both products.

Commissioner Burk moves to recommend the approval of the removal of the metal casement windows with new metal casement windows with grills within the building and the insertion of new metal garage doors at the rear of the property seconded by Commissioner Clark.

Vote Yes 6

No 0

Unanimously approved

Application #: HDC 23-044
Applicant: Loren Guzek
Address: 46 North Saginaw Road
Request: Add new window openings for window and façade enhancements.

Staff Planner Harang opens the hearing for 46 Saginaw. The request is to provide new façade enhancements and insertion of windows within the south façade.

The owner Loren Guzek and his representative Richard Short spoke at the hearing and provided insight into the proposed façade alterations and improvements to the west and south facades.

Commissioner Allen posed a question regarding the material type for the front façade of the building.

The applicant indicated that no new material will be used for the façade of the building on the upper portions of the structure. The upper portion of the façade is mostly composed of existing stone and windows with brick filler. The applicant indicated the existing windows and brick filler will be removed and large windows will be inserted within the original window openings.

Commissioner David asked a question why is this structure in front of the commission if the building is non-contributing?

Staff Planner Harang stated the reason why the building is in front of the commission is because it is within a historic district and any structure located within a historic district must be reviewed or heard by the commission whether it is contributing or non-contributing within the district.

Commissioner Allen asked about any other materials to be used on the exterior of the building.

The applicant stated that the front façade will be reworked with new window openings and the remainder of the façade consists of the existing material on the building aside from new metal cladding on the ground floor façade. The south façade will be the area where most of the work will occur with new window openings cut into the facade, but no new material will be clad to the building except for a small portion of the south facade's ground floor area which will consist of metal material. The applicant stated new lighting will be added to the west and south facades.

Commissioner Burk asked the applicant how long he had owned the building.

The applicant stated that he has owned the building since 2018.

Commissioner Bales asked if the window glazing would match the façade plans provided to the board. The commissioner asked about the mullions on the new west façade windows.

The applicant stated that the mullions will match the façade plans provided and the new windows will reestablish the historic building façade for the west façade of the building.

Commissioner David asked the applicant what other real estate ventures he has completed downtown.

The applicant stated that he has restored and sold several buildings within the downtown area over the years and all the buildings were sold to companies that all provided end users. The applicant also stated that he owns many buildings on Saginaw all leased to businesses or residential tenants.

Commissioner Allen asked if the commission approves the request how long will the construction work take to be completed.

The applicant stated that he is looking for funding to get the project underway. He will keep the ground floor lights on in the evening to provide an active presence on Saginaw.

Commissioner Clark thanked the applicant for removing the glass curtain wall. The Commissioner asked a question about whether the existing orange bricking on the east façade will stay, be removed, or be covered by new material.

The applicant stated that the new metal material and new windows will cover the orange brick on the west façade.

Commissioner Clark stated that the façade plans provided greatly improve the look of the existing building and she feels that the project should go forward.

Commissioner David asked if the board wanted to postpone the request for an improved façade plan.

Commissioner Burk indicated that she feels the meeting should not be postponed since the applicant has provided all the requested materials and façade plans.

Commissioner Allen stated he would prefer the applicant to provide a revised façade plan.

Commissioner Campbell asked the applicant if he could provide more information regarding the drawings.

The applicant stated that he had provided a full set of façade plans with all the proposed changes and feels the façade set is complete.

The staff Manager stated that since this is a non-contributing building within the district the staff collected information on the proposed project focused on the facades and window treatment. The plans submitted were complete regarding the level of detail needed for a building within the district that is non-contributing.

Commissioner Clark stated that the applicant will be greatly improving the building to mimic the original west façade by replacing windows, providing increased transparency, and ground-level cladding.

Commissioner Allen stated that he feels a postponement is required so the commission can visit the site with the new façade plans.

Commissioner Burk stated that the applicant has provided all the required plans and documentation the commission is required to review for a decision.

Commissioner David asked for a motion.

Commissioner Clark provided a motion to approve the request to alter the west and south facades. Commissioner Burk seconded the motion.

Vote 6

Yes 0

Unanimously approved

Planning Manager Yandrick indicated that the applicant for 225 Chippewa – HDC 23-055 is not at the hearing. The applicant was updated and mailed the hearing docket. The Planning Manager stated the case should be tabled.

Commissioner Burk made the motion to Table HDC 23-055 (225 Chippewa) and it was seconded by Commissioner Bales.

Vote

Yes 6

No 0

V. ADJOURNMENT (8:15)

The motion was made by Commissioner Allen and seconded by Commissioner Clark

Vote

Yes 6

No 0

Respectfully Submitted,

Paul Harang, Planner II
Community Development Department