

CITY OF PONTIAC, MI

HISTORIC DISTRICT COMMISSION MINUTES

Saturday, November 8, 2023 – 6pm

I. CALL TO ORDER: (9:07)

II. ATTENDANCE

Present: Chair Rick David, Vice Chair Regina Campbell, Fernando Bales, Jen Burk, Jim Allen, Rachael Clark

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

A motion was made by Commissioner Burk to start the meeting. It was seconded by Commissioner Clark.

III. OFFICIAL COMMUNICAITONS

Planner Harang indicated that there were no new communications.

Minutes. Commissioner Campbell requested to amend the October minutes with the following amendments to request for collaboration with the City council members whose districts are located within historic districts, Commissioner Clark had a request to amend the October notes to include amendments for fiberglass to fibrex for case HDC 23-041, indicating that the current windows are vinyl not fiberglass in the house and Commissioner Burk had a request to change East Iroquois for HDC 23-041.

Motion to correct the minutes made by Commissioner Burk and seconded by Commissioner Clark.

Vote

Yes 6

No 0

Motion to add the calendar year 2024 to the agenda provided by approved by Commissioner Campbell and seconded by Commissioner Allen.

Vote

Yes 6

No 0

IV. NEW BUSINESS

Case:	HDC 23-052
Applicant	Lisa Roger Vogal
Address	416 West Iroquois
Request	Remove and replace 3 dwelling facades with new cedar shingles. Remove and replace all garage facades with shingles and add PVC at the bottom of the garage walls and on the front door trim.

Planner Harang provided the background of the case to remove and install new cedar shakes on the 3 facades of the dwelling and all garage facades, add PVC on the bottom of the garage and front door trim.

The applicant provided a presentation to the Commission on the dwelling and the garage alterations. The applicant indicated that the PVC trim on the front door has already been completed without Commission review and approval.

Commission Allen asked the applicant if he considered Hardy Board for the bottom of the garage walls. The applicant indicated that per his contactor Hardy Board would not be appropriate for the bottom of the garage walls.

Commissioner Clark addressed the thickness of the PVC board and how the new cedar shakes would look sitting on or above the PVC board on the garage wall. The applicant indicated that the cedar shakes will overlap it. Commissioner Clark asked if the cedar shakes would experience any moisture issues if they were added to the PVC trim but low enough to be exposed to ground moisture.

Commissioner Bales stated that he does not have an issue with the PVC on the garage walls as long as it is painted or textured. The commissioner does not have an issue with the PVC trim on the front door.

Commissioner Allen asked if the PVC trim on the garage would be covered by the cedar shakes. The Commissioner indicated that using the cedar shakes with the PVC is not a good idea. He stated Hardy Board would be a better material than PVC and it would be watertight over PVC. Hardy Board can be laid on or near the ground and be painted.

Resident at 59 Miami Sue Sinclair raised the question that she supports the new cedar shakes and that the Hardy Board will be a good fixture on the house.

The resident at 219 Cherokee Michael Klink stated that he has used PVC and Hardy Board on houses and states that PVC is a bad option and Hardy Board is a better choice.

Commissioner Burk indicated that the Commission should add and discuss the gutters to the meeting.

Commissioner Bales asked about the color of the gutters and stated what material is being requested for the bottom material of the garage PVC or Hardy Board.

Commissioner Allen stated that the garage should have a 2-inch base covered by shingles at the bottom of the garage with Hardy Board instead of PVC.

Commissioner Campbell provided a motion to replace the shingles on the house and garage due to deterioration to match the color and texture of the old shingles add a 2-inch reveal board at the bottom of the garage and add the gutters to the scope.

A motion was made by Commissioner Bales to amend Commissioner Campbell's motion to approve the new shingles and use Hardy Board on the garage with the 2-inch reveal at the bottom of the garage and PVC is approved on the front door trim. Commissioner Campbell seconded the motion.

Commissioner David opens the discussion on the front door trim. Commissioner Allen stated several reasons why the applicants should not use PVC. He recommends wood or Hardy Board.

Commissioner Bales indicated the LP might be a better material to ask the contractor about other materials.

Commissioner Burk posed a question on the material of the trim on the half-dome front door to the applicant.

Commissioner David asked the applicant if the front door trim had already been replaced. The applicant stated yes, the trim has been replaced and the trim has been replaced several times before.

A Motion was provided by Commissioner Allen to support the shingles on the garage & house, support the PVC trim on the front door and support Hardy Board or wood at the base of the garage and seconded by Commissioner Bales.

Vote

Yes 6

No 0

Motion by Commissioner Clark to approve gutters as indicated by the applicant and Seconded by Commissioner Allen.

Vote

Yes 6

No 0

Case:	HDC 23-046
Applicant	Mary L. Kline
Address	141 Chippewa
Request	Remove 22 wood windows on the house with vinyl windows.

Planner Harang provided the background of the request. The applicant is requesting approval to add new vinyl windows to the dwelling.

The applicant stated that he was given a permit and then requested to add to the permit for new windows replacement. This second permit was rescinded by the City. The applicant did not understand why the city took back the permit. The applicant then provided details on the window request and general location for proposed and existing windows.

Resident Sue Sinclair stated that the house cladding is wood, and the wood windows are 6 over one.

Motion made by Commissioner Allen to deny the request but feels that the case needs to be tabled.

Commissioner Burk asked about the number of windows that have been replaced.

The Planning Manager asks how many more windows will need to be replaced within the entire house. The applicant indicated that 22 windows are needed to complete the project.

Commissioner Allen stated that the commission needed more information on this project and to find an alternative decision and material.

Motion made by Commissioner Campbell to postpone the application to tour the site. It was seconded by Bales.

Planner Yandrick asks the commission to provide more information on a direction for this case.

Commissioner Bales wants to see the other facades of the house and understand why the permit was provided in error.

Commissioner Burk asked a question if the applicant purchased more windows for the house.

A motion by Commissioner Campbell to Postpone for additional information. It was seconded by Commissioner Bales.

Staff Yandrick indicated that staff and applicants need more direction.

Commissioner Bales wants to see pictures of all the sides of the house under consideration and understand why the permit was issued in error.

Vote

YES 6

NO 0

Case:	HDC 23-048
Applicant	Regina Coleman
Address	111 Oneida
Request	Remove 361 metal casement windows and install 361 vinyl windows.

Planner Harang provided the background of the applicant's request and indicated that there have been several violations issued at the site.

The applicant provided background information regarding the building and request. The building is owned by Oakland County and has been vacant since 2006. The applicant has funding for the project with grants and other resources.

Commissioner Clark asked a question about the color of the windows and if the vinyl windows would warp in the heat and cold. The applicant indicated that the windows could sustain the elements. The commissioner is concerned about the narrowing of the windows in some of the building's window openings and if the new windows will be the same size in glass surface. The applicant stated that the frame would be a little bigger or a couple of inches larger.

Commissioner Burk stated to the applicant that as she recalls the proposal will include 45 units with 16 garages. The commissioner asked a question about parking. The applicant provided input on the plan for resident parking on and off-site. And provided information regarding persons living within the structure and the state of the broken windows in the structure.

The Planning Manager indicated that this request does not require a site plan and parking will be worked on at another time with the Planning Department.

Commissioner Burk asked why the first 50 feet of the rear of the building is classified as a primary façade.

The planning staff indicated that the first 50 feet of the rear of the building fronts Seminole Street and is a primary elevation while the remainder of the rear of the building fronts a common lot line with the adjacent parcel which is categorized as the non-primary portion of the façade.

The applicant indicated that she has been in touch with other neighbors on potential parking lots for the building residents.

Resident Sue Sinclair 56 Miami addressed the body for comments and questions. She indicated that the commission should understand the condition of the existing windows. She indicated that the owner of the building can obtain historic tax credits. She feels parking is critical and the applicant should talk with the hospital and church.

Michael Klink 219 Cherokee resident. Provided information on window builders that work in Pontiac and shared this with the commission.

The applicant indicated that she did look at historic tax credits.

Commissioner Bales states this is an opportunity for the neighborhood and the proposed development sets the tone for any future projects in the city. He states there is not enough information for him to decide. He would like elevations and plans for the case. States that replacement windows narrow the interior window openings.

Commissioner David asked Commissioner Bales if this case should be postponed.

Commissioner Allen states the building is a diamond in the rough and the expense to fix the building should not be an issue. He states the commission needs more documentation to decide.

Commissioner Clark states the Michigan Central Terminal in Detroit has provided new metal windows in the building and it looks great. She would like to see some quotes from the applicant regarding the window companies they have obtained quotes from. She states that several contractors build metal windows. And stated that any new Vinyl window will narrow the window opening.

Commissioner David asked how a postponement would impact the applicant's timeline.

The applicant stated that they would prefer to use vinyl windows based on the cost of new metal windows.

The applicant indicated that they have a letter of intent with Oakland County.

Planning Manager Yandrick posted a question to have a meeting with the applicant and commission at the subject site soon.

Commissioner David supported the idea of a tour/ meeting.

Commissioner Burk states that she is frustrated with the county because it has not invested any money into the building. She supports the tour and wants to see the building restored correctly.

The motion was made by Commissioner Allen to Postpone the meeting and provide more information on the window material and would prefer new metal casement windows within the building.

Commissioner Burk is not comfortable with the motion and feels that the commission needs to get more information on the case to decide.

A motion was made by Commissioner Burk to postpone the hearing to give more time to the applicant to research metal window replacement options and provide alternative window replacement examples Commissioner Allen seconds the motion.

Commissioner Bales requests to amend the motion to postpone and requires the applicant to provide elevations, renderings, and other information for the next meeting. So that the commission can see what the building looks like with the proposed windows.

The Planning Manager recommends not to provide requests like elevations, and renderings at this time.

Votes

Yes 6

No 0

The Planning Manager states that the applicant for 46 Saginaw cannot attend the meeting and asked the commission if they want to hear the case. Commissions stated to table the meeting.

Motion provided to table case. Commissioner Clark provided the motion and Commissioner Burk seconded the motion.

Vote

Yes 6

No 0

Communication

Planner Harang stated the only communication will be the next meeting date of December 13th.

Planner Yandrick indicated that training will be coming. Commissioner Burk stated she would like to get training on materials, building elements, and other architectural terms.

Commissioner Campbell stated that consistency is important to this board. Planner Harang stated that the HDC has guidelines for windows, roofing, and siding. He will provide a copy to each commissioner to assist with the consistency of the Commission.

Adjournment

Motion made by Commissioner Campbell and seconded by Commissioner Allen.

Vote

Yes 6

No 0

Respectfully Submitted,

Paul Harang, Planner II
Community Development Department