

**MEETING MINUTES
HISTORIC DISTRICT COMMISSION
CITY OF FARMINGTON HILLS
June 10, 2015 – 7:30
FARMINGTON HILLS CITY HALL – COMMUNITY ROOM
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MI**

#	AGENDA ITEM	DISCUSSION SUMMARY/PERTINENT INFO	FORMAL MOTIONS:
1	CALL TO ORDER:	The meeting was called to order at 7:30 pm	
2	ROLL CALL:	<p>MEMBERS PRESENT: Steve Olson, Ken Klemmer, Don Millington, Michael Hegarty, Joan Barber</p> <p>MEMBERS ABSENT: Ken Weikal, David Johnston</p> <p>OTHERS PRESENT: Staff Liaison Stec</p>	
3	APPROVAL OF AGENDA:	It was determined to hear New Business Item 5.A after Unfinished Business Item 4.B due to the fact that the property owners were present at the meeting.	<p>MOTION BY: KLEMMER SUPPORT BY: HEGARTY</p> <p>APPROVE WITH HEARING NEW BUSINESS ITEM 5.A AFTER UNFINISHED BUSINESS ITEM 4.B AND THE ADDITION OF AN UPDATE ON THE SALE OF THE SARAH FISHER PROPERTY ADDED AS POINTS OF INTEREST/UPDATES ITEM D.</p> <p>MOTION CARRIED: 5-0</p>
4A	<p>UNFINISHED BUSINESS: <u>CERTIFICATE OF APPROPRIATENESS 15-2</u> HISTORIC DISTRICT: HD#312 Sherman Goodenough House LOCATION: 24705 Farmington Road PARCEL ID: 23-21-401-004 PROPOSAL: Replace exterior door</p>	The Department of Public Services was unable to procure an estimate for a wood replacement door. No representatives were present at the meeting.	<p>MOTION BY: MILLINGTON SUPPORT BY: KLEMMER</p> <p>MOTION TO TABLE TO DATE UNCERTAIN TO ALLOW APPLICANT TIME TO PROCURE AN ESTIMATE FOR A WOOD REPLACEMENT DOOR AND TO PROVIDE SPECIFICATIONS ON BOTH TYPES OF DOORS.</p> <p>MOTION CARRIED: 5-0</p>

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	APPLICANT: Dept. of Public Services OWNER: City of Farmington Hills		
4B	NEW BUSINESS: <u>CERTIFICATE OF APPROPRIATENESS 15-4</u> HISTORIC DISTRICT: HD#509 Lewis Howard House LOCATION: 30318 Glenmuer PARCEL ID: 23-03-151-001 PROPOSAL: Replace wood roof with asphalt roof APPLICANT: Lee Cox OWNER: Lee Cox	<p>The homeowner, Mr. Lee Cox, was present at the meeting. Mr. Cox provided a sample of the type of shingle that he was proposing and a photograph of the Henry Ford Square House depicting a house of similar architectural style with the same roof that he was proposing. The commission settled on approving a Notice to Proceed for the work per Section 15-40(a)(1) and (2).</p>	MOTION BY: MILLINGTON SUPPORT BY: KLEMMER MOTION TO APPROVE A NOTICE TO PROCEED BASED ON THE FINDING THAT THE PROPOSED WORK MEETS APPROVAL STANDARDS 1 AND 2 OF SECTION 15-40(a) SUBJECT TO SECRETARY OF THE INTERIOR STANDARDS #2, AND #10 MOTION CARRIED: 4-1
4C	UNFINISHED BUSINESS; <u>PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT</u> LOCATION: 26291 Pillsbury PARCEL ID: 23-15-351-020	<p>Final draft of the report to be presented at next meeting.</p>	
4D	UNFINISHED BUSINESS: <u>FARMINGTON HILLS CMETERY FINDINGS REPORT</u>	<p>Discussion deferred to when a draft copy is complete.</p>	
5A	NEW BUSINESS: <u>DISCUSSION ON REMOVING HISTORIC DESIGNATION</u> HISTORIC DISTRICT: HD#7 David Simons House LOCATION: 22000 Haggerty PARCEL ID: 23-31-101-020 REQEUST: Discussion on uses and removal of historic designation	<p>The executor of the estate, Mr. Derek White, his wife, and real-estate agent Dan Blugerman were in attendance to present information and reasons for their desire to have the historic designation of the property removed. Mr. White presented background on the reasons why historic designation by the HDC as well as the State of Michigan originally occurred. Mr. White claimed that due to the location of the property along Haggerty Road sandwiched between large office complexes on both sides, the home is unmarketable for residential use. He further stated that he has had several offers to purchase the property, but that the buyers backed out upon learning about the historic designation. Mr. White asserted, backed up by his realtor's opinion, that the</p>	

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	OWNER: Vicki White	<p>historic designation is resulting in an estimated \$100,000 to \$200,000 loss of value in the property and that the estate is already \$34,000 in debt.</p> <p>Mr. White stated that he has tried to have the structure moved to Greenmead Historic Park in Livonia, but that offer was rejected due to there only being a very distant connection between the property and historic significance of Greenmead.</p> <p>It was determined that the Standing Historic District Study Committee comprised of commissioners Klemmer, Johnston, and Barber would survey the property and generate a report on the property.</p>	
6A	POINTS OF INTEREST/UPDATES: May 19 Public Outreach Meeting Follow-up discussion	Liaison Stec is to provide photos of meeting to Steve Olson. It was decided to consider holding the event again, potentially on a bi-annual basis. If so, it would be better if more commissioners were present and to invite FHHC members to meet with residents as well.	
6B	POINTS OF INTEREST/UPDATES: 2016 Historic Home Tour Discussion	The tour would consist of 5 homes and run for approximately 4 hours. Staff Liaison is to look into the feasibility of the use of a city vehicle to transport people on the tour. The rental of a SMART bus was considered as an alternative. The month of May would be the most desirable month with September being the second.	
6C	POINTS OF INTEREST/UPDATES: Video Productions	Commissioner Hegarty will contact John Glick by June 24 th regarding setting a production date. The goal of having 2-3 videos completed during the summer of 2015.	
6D	POINTS OF INTEREST/UPDATES: Sarah Fisher Update	Steve Olson provided what he knew about the sale of the property and his conversations with the potential purchaser.	
7	CORRESPONDENCE:	Discussion on creating a mass email listing of all historic property owners so that information conferences, seminars, and HDC events could be disseminated more easily.	
8	PUBLIC COMMENTS:	No public present.	
9	COMMISSIONER COMMENTS:		
10A	APPROVAL OF MINUTES: May 13, 2015		MOTION BY: HEGARTY SUPPORT BY: KLEMMER APPROVED WITH ONE MINOR GRAMMATICAL CORRECTION

#	AGENDA ITEM	DISCUSSION SUMMARY/PERTINENT INFO	FORMAL MOTIONS:
			MOTION CARRIED: 5-0
11	ADJOURNMENT:	Meeting adjourned at 9:35	
	MINUTES PREPARED BY	Mark Stec, HDC Staff Liaison	