

MEETING MINUTES
 HISTORIC DISTRICT COMMISSION
 CITY OF FARMINGTON HILLS

August 13, 2014 – 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, Don Millington, Joan Barber, Ken Weikal, Ken Klemmer</p> <p>MEMBERS ABSENT: Michael Hegarty, David Johnston</p> <p>OTHERS PRESENT: Mark Stec, Staff Liaison; Steve Brock, City Manager; Gary Mekjian, Director of Public Services; Mark Saksewski, Traffic Engineer</p>	
3	APPROVAL OF AGENDA:		<p>MOTION BY: WEIKAL SUPPORT BY: KLEMMER</p> <p>MOTION TO APPROVE AS PRESENTED WITH THE ADDITION OF A DISCUSSION OF WORK PROPOSED AT THE MARK ARNOLD HOUSE DURING PUBLIC COMMENT PERIOD</p> <p>MOTION CARRIED: UNANIMOUS</p>
4A	<p>UNFINISHED BUSINESS:</p> <p><u>FARMINGTON HILLS CEMETERY FINDINGS REPORT</u></p>	Two drafts were submitted to commissioners Klemmer and Millington for editing and proof-reading	

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5A	<p>NEW BUSINESS: <u>DISCUSSION: BRICK PAVER SIDEWALKS ON SIDEWALKS FRONTING HISTORIC DISTRICTS</u></p> <p>HISTORIC DISTRICT: #509 Lewis Howard House LOCATION: 30318 Glenmuer & City Wide PROPOSAL: Discussion on installing and maintaining brick paver sidewalks along designated historic structure frontages REQUESTED BY: Department of Public Services OWNER: City of Farmington Hills</p>	<p>Listed City Staff was involved in discussion of this agenda item.</p> <p>First issue---sidewalk at #509 Historic District Pictures presented that illustrated the deteriorated condition of the paver sidewalk. Discussion concerned either rebuilding the sidewalk with the existing pavers or removing the pavers and installing a cement sidewalk. Cost to rebuild was estimated at \$12 a square foot versus \$5 for concrete.</p> <p>The site is a questionable location for a sidewalk due to the surrounding land high elevations, leaving the sidewalk in the lowest area, subject to retained water. The suggestion was made to correct the topographical issue via stabilizing the sidewalk base material before any new sidewalk is installed, either paver or concrete.</p> <p>Second issue---long term policy on paver sidewalks in front of Historic Districts. After lengthy discussion, the concept of reviewing each District sidewalk as it needs repair will be studied for paver rebuild versus concrete and the impact of each on the aesthetics of that particular District.</p> <p>City Staff has a desire to use concrete for sidewalks due to the cost factor. The City budgets \$80,000 per year for sidewalk replacement.</p>	
5B	<p>NEW BUSINESS; <u>DISCUSSION: CONSIDERATION OF BARN FOR DESIGNATION AS HISTORIC DISTRICT</u></p> <p>LOCATION: 26850 Halsted REQUESTED BY: Thomas Mannino</p>	<p>Dr. Mannino, the proponent, was not present. The HDC decided to discuss the issue anyway without taking any formal action.</p> <p>This property and the adjacent home are enmeshed in questionable titlework and other legal issues, all of which City Staff are aware of.</p> <p>Dr. Mannino has stated he contemplates using the structure as a medical office should he be granted his Designation request.</p> <p>This prompted the question, how does the HDC get more flexibility to allow adaptive reuse of structures such as barns? The Commission is aware that these potential reuses would have to be presented to other Commissions for variances and/or approvals.</p>	

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5C	NEW BUSINESS: <u>HISTORIC DESIGNATION STUDY COMMITTEE</u>	The Historic Designation committee will set dates for reviewing the two (2) selected parcels, allowing at least a 2-week lead time for the homeowners to prepare.	MOTION BY: MILLINGTON SUPPORT BY: WEIKAL MOTION TO APPOINT KEN KLEMMER TO HISTORIC DESIGNATION STUDY COMMITTEE MOTION CARRIED: UNANIMOUS
5D	NEW BUSINESS: <u>NEW HISTORIC MARKER</u> HISTORIC DISTRICT: #511 Edward Beals House LOCATION: 31805 Bond Street AMOUNT: \$1,550 OWNER: Melody and Ken Klemmer	It should be noted that the home owner will be transporting the new sign at his own expense and that the manufacturer has discounted the cost of this particular new sign (second iteration).	MOTION BY: WEIKAL SUPPORT BY: MILLINGTON MOTION TO APPROVE THE EXPENSE OF \$1550 TO PURCHASE NEW HISTORIC MARK FOR HD #511 THE EDWARD BEALS HOUSE MOTION CARRIED: UNANIMOUS
6A	POINTS OF INTEREST/UPDATES: Orange Risdon Map	No update on cost figures as of this date.	
6B	POINTS OF INTEREST/UPDATES: Sarah Fisher Property	Steve Brock will lead staff in attempting to gain access for staff and the HDC to the Sarah Fisher property. It's unknown at this date if a new realtor has a listing for the sale of the property.	MOTION BY: WEIKAL SUPPORT BY: MILLINGTON MOTION TO ALLOW STAFF 30 DAYS TO ARRANGE A SITE VISIT. IF THE OWNERS DENY REQUEST, THE HDC WILL BEGIN TO TAKE LEGAL ACTION TO GAIN ACCESS MOTION CARRIED: UNANIMOUS
6C	POINTS OF INTEREST/UPDATES: Publicity Opportunities	No filming has taken place as of this date.	

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6D	POINTS OF INTEREST/UPDATES: Reference Materials Long Term Storage	Don Millington to deliver the 7-banker boxes of reference material to City Hall for long term storage (the boxes were delivered on Monday, Aug 18th and placed in secured storage by Millington and Stec). For reference, these boxes contain the cataloged material gathered over the years by Jean Fox and is the basis of each Historic District description listed in the "Blue Book".	
7A	CORRESPONDENCE:	Mail was distributed.	MOTION BY: BARBER SUPPORT BY: WEIKAL MOTION TO AUTHORIZE EXPENDITURE OF \$250 FOR RENEWAL OF NATIONAL TRUST FOR HISTORIC PRESERVATION MOTION CARRIED: UNANIMOUS
8	PUBLIC COMMENTS: <u>DISCUSSION ON PROPOSED ADDITIONS TO HD #16 THE MARK ARNOLD HOUSE</u>	The proponent presented his revised plan for modifications he desires to make to the existing home, additions to the existing home and ancillary structure, and the construction of an unattached garage. His purpose in presenting the concepts in writing and sketches, knowing he could not obtain a formal ruling due to lead time to formally get on the agenda, was so the HDC could question the concepts that would affect the historic home and the total project. The discussion information could then be refined and incorporated into architectural drawings suitable for a future ruling by the HDC. The proponent has staked the ground with the outlines of the requested changes so members of the HDC could see the topography and the requested changes impact on the overall site. Staff Liaison Stec to research number of curb cuts allowed based on past City rulings. Also, drainage issues of water from the west of the property is a major issue that City Engineering should be made aware of.	
9	COMMISSIONER COMMENTS:		
10A	APPROVAL OF MINUTES: June 11, 2014		MOTION BY: BARBER SUPPORT BY: WEIKAL JUNE 11, 2014 MINUTES APPROVED WITH MINOR GRAMMATICAL CORRECTIONS TO PAGES 1, 3, 4, AND 5.

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			MOTION CARRIED: UNANIMOUS
12	ADJOURNMENT:	Meeting adjourned at 9:30	
	MINUTES PREPARED BY	Commission Secretary Millington	