

**MEETING MINUTES
CITY OF FARMINGTON HILLS
HISTORIC DISTRICT COMMISSION
CITY HALL – COMMUNITY ROOM
FEBRUARY 12, 2020**

CALLED MEETING TO ORDER: Chairman Ken Klemmer 7:35 PM

MEMBERS PRESENT: Ken Klemmer, William White, Steve Olson, Lisa Martin, JohnTrafélet, Bryan Brincat

MEMBERS ABSENT: Jim Paulson (excused)

OTHERS PRESENT: Angeline Lawrence, HDC Liaison
Thomas Hosinski, President and CEO, EHM Senior Solutions (Sarah Fisher)
Scott Elliot, Realtor (Newmark Knight Frank) (Sarah Fisher)
Raj Patel (on behalf of potential Sarah Fisher site purchaser)

APPROVAL OF AGENDA:

Motion to approve agenda for February 12, 2020

**MOTION BY: BRINCAT
SUPPORT BY: TRAFELET**

MOTION CARRIED: 6-0-0

NEW BUSINESS:

A. Certified Local Government FY 2019 Annual Report due March 1, 2020.

Staff Liaison Lawrence presented a draft of the Certified Local Government 2019 Annual Report for review by the HDC. The format of report changed from FY 2018. Minor changes related to prior fiscal year activities were made by Commissioners and Ms. Lawrence indicated that appropriate administrative related attachments would be added. The following FY 2020 goals were added:

- Goal 1: Ongoing guidance and monitoring related to preservation of Site #507, Sarah Fisher property.
- Goal 2: Obtain approval of 5 year Master Plan for 2 historic cemeteries owned by Farmington Hills with copy of Plan to be attached to Annual Report for submission. Work will be ongoing.
- Goal 3: Continuation of Oral History project with completion of a comprehensive/archivable and distributable quality video product. Completion expected by December 31, 2020.
- Goal 4: Completion of reconnaissance survey study process, begun in FY 2019, within fiscal year 2020.
- Report to be submitted to Planning Commission on 2/20 and to Council on 2/24 by Klemmer in PowerPoint format to be developed by Lawrence.

Motion to approve Certified Local Government Report for FY 2020 with above noted additions and revisions.

**MOTION BY: WHITE
SUPPORT BY: TRAFELET**

MOTION CARRIED: 6-0-0

OLD BUSINESS

A. CERTIFICATE OF APPROPRIATENESS 20-2 - HISTORIC DISTRICT #SARAH FISHER HOME

Mr. Thomas Hosinski presented the revised cost estimate for roof repair. The cost of roof repair by JD Chandler was increased to \$125,000 as a result of the specifications to use historic material as stated on the Certificate of Appropriateness 20-1 approved at the January 2020 HDC meeting.

Chairperson Klemmer stated that the Commission approved the Certificate of Appropriateness 20-1, subject to compliance with Secretary of the Interior's Standards for Rehabilitation #6 and #9. The standards require that distinctive features must be replaced. In addition, exterior alterations shall not destroy historic features. The JD Chandler quote stated that the work would not be done according to specifications.

Mr. Hosinski stated that EHM made a \$20,000 deposit on 2/3/20 (undocumented and per Mr. Hosinski) with J.D. Chandler based on prior approval and contingent upon compliance with noted Department of Interior Standards.

Mr. Hosinski further stated that upon HDC approval of revised C of A, an additional 50% deposit shall be immediately made. JD Chandler anticipates a 2 to 4 week start with an approximate 30 day completion, excepting any weather related issues. Anticipated completion is in no later than April, 2020.

Mr. Hosinski, EHM, notes that the cost of this roof repair represents a significant financial hardship for EHM, but has every intention to comply. Commission indicated no intention for ANY further extensions.

Additional discussion was held regarding site unrelated to roof repairs. See Public Comments below.

Motion to accept Application for Historic District Commission Review dated 1/31/20 as submitted and received on February 3, 2020, correcting previous errors, subject to adherence to Department of Interior Standards #6 and #9.

**MOTION BY: OLSON
SUPPORT BY: TRAFELET**

MOTION CARRIED: 6-0-0

POINTS OF INTEREST/UPDATES:

Cemetery Survey Committee Update

Commissioners Olson and Trafelet provided an update on committee work. They submitted a Farmington Hills Cemetery 5-year Master Plan and a Preservation Update dated 2/12/20.

The Committee had 4 meetings since the last HDC meeting.

1. Meeting with Farmington Hills regarding GIS for tombstones
2. Meeting with Brighton Old Village Cemetery representative regarding restoration of that cemetery.
3. Meeting with Farmington Hills DPW, where sensitivity to regular maintenance was stressed and provision for small budget access was encouraged.
4. Meeting with the author of the Michigan cemetery restoration "bible"

No significant expenses expected in coming year with primary focus on volunteer and/or DPW efforts. A minor blanket approval for up to \$1,000 from HDC budget was requested (see approved motion below).

The East Farmington/Utley and West Farmington cemeteries are not in condition to participate in the Tombstone Trail Oakland project. Staff Liaison Lawrence stated that a Certificate of Appropriateness is not required until work proceeds from maintenance to repair.

Motion to accept Farmington Hills Cemetery Master Plan dated 2/11/20 as submitted.

**MOTION BY: OLSON
SUPPORT BY: BRINCAT**

MOTION CARRIED: 6-0-0

Motion to agree to blanket \$1,000 in funds for restoration of East Farmington /Utley and West Farmington cemeteries, pending submission of appropriate documentation on a per item basis, without further Commission approval.

**MOTION BY: MARTIN
SUPPORT BY: WHITE**

MOTION CARRIED: 6-0-0

Oral History Committee Update

Commissioner Martin reported the research and education regarding guidelines for Oral History in the “digital age” and stated that archiving requirements have been completed. Both Farmington Hills Video Department and Brian Golden have been contacted regarding videography. She stated a meeting is pending with Jennifer Hermann of Farmington Hills.

Commissioner Martin stated that the interviewees, interviewers, and commentators along with preliminary Part B footage have been identified. Interview questions specific to the individuals will be completed after preliminary meetings. All efforts are directed to completion of a comprehensive/archivable and distributable quality product.

Funds are not required for the project at this time, but may be if Farmington Hills Video Department is unable to undertake project. Commissioner Martin stated that a specific timeline with assignments will be distributed to appropriate parties shortly. Project has been added to SHPO, CLG Annual Report for fiscal year 9/30/2020.

CORRESPONDENCE:

Staff Liaison Lawrence stated magazines were received.

PUBLIC COMMENT:

Raj Patel, CEO of Optalis Healthcare reported that a Purchase Agreement was executed (without contingencies) for the Sarah Fisher Home property within the prior week. It is the business’ intent to transfer an already obtained Certificate of Need for 126 beds for post acute rehabilitation to the Sarah Fisher site. He also indicated that his company is the largest provider of these services for Beaumont Hospital. The phased completion of the project is anticipated within 6-12 months. The company will not utilize the entire site. The company expects to obtain a co-developer.

Chair Klemmer explained that there was a previously approved PUD, which was not finalized by a previous purchaser. The property is a key historical asset in the community. It is the Commission’s position that the historic value of the property be maintained with particular focus on the gate, primary central building and at least 2 of the cottages (per previous PUD). It was previously anticipated that the central building would be utilized for gathering areas and administration and that the cottages be renovated.

Mr. Patel indicated that this was very early in the process. Staff Liaison Lawrence explained the C of A approval process. Mr. Patel questioned whether the central building and cottages were suitable for occupancy. He stated that at this time, using the historic structures was not being considered. Mr. Patel noted that their location on the site was an impediment to development and questioned the City of Farmington Hills’ desire to develop the site.

The Commission indicated its intent to work on a mutually beneficial basis with Mr. Patel and his representatives.

COMMISSIONER’S COMMENTS:

Commissioners Martin and Brincat announced that they have been reappointed to the HDC effective 2/1/2020 through 2/1/2023.

APPROVAL OF 1/8/2020 MINUTES

Correction of spelling of Brincat under “Approval of Agenda” and correction of Tombstone Oakland to Tombstone Trail Oakland under “Points of Interest/Updates.”

Motion to approve 1/8/2020 minutes with above corrections.

MOTION BY: White

SUPPORT BY: Trafelet

MOTION CARRIED: 6-0-0

ADJOURNMENT:

Meeting adjourned at 9:20 PM by Chairman Klemmer