

**MEETING MINUTES
HISTORIC DISTRICT COMMISSION
CITY OF FARMINGTON HILLS
September 10, 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, Michael Hegarty, Don Millington, David Johnston, Ken Klemmer</p> <p>MEMBERS ABSENT: Ken Weikal, Joan Barber</p> <p>OTHERS PRESENT: Mark Stec, Staff Liaison</p>	
3	APPROVAL OF AGENDA:		<p>MOTION BY: MILLINGTON SUPPORT BY: HEGARTY</p> <p>MOTION TO APPROVE AGENDA WITH THE ADDITION OF NEW BUSINESS ITEM D. CERTIFICATE OF APPROPRIATNESS 14-4, ADDITIONS TO HD#16, THE MARK ARNOLD HOUSE</p> <p>MOTION CARRIED: UNANIMOUS</p>
4A	<p>UNFINISHED BUSINESS:</p> <p><u>FARMINGTON HILLS CEMETERY FINDINGS REPORT</u></p>	Final draft expected to be completed and distributed for commission review at the October meeting.	
5A	<p>NEW BUSINESS:</p> <p><u>NEW INTERACTIVE HISTORIC DISTRICT MAP ON CITY'S WEBSITE</u></p>	It was noted that there is a video for District #1, The Royal Aldrich House, which should be added to the map. Commissioners will review the map and property descriptions and let Staff Liaison know of any necessary corrections.	

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5B	NEW BUSINESS: <u>CONSIDERATION OF BARN FOR DESIGNATION AS HISTORIC DISTRICT</u> LOCATION: 26850 Halsted REQUEUSTED BY: Thomas Mannino	Thomas Mannino and his partner Ruben Ramos held a lengthy discussion with the commission concerning the potential uses for the barn, the condition it's in now, why they would pursue an historic listing, the processes needed to qualify and were seeking the Commission's input on all these issues. Title work on the property must be cleared up before any further action can be taken. Therefore, only general discussion issues were reviewed. No specifics were presented by either the proponents or the Commission.	
5C	NEW BUSINESS: 2014 RUTH MOEHLMAN HISTORIC PRESERVATION AWARD NOMINATIONS	HD # 511, The Edward Beals House was selected as the 2014 award recipient.	MOTION BY: MILLINGTON SUPPORT BY: HEGARTY MOTION CARRIED: UNANIMOUS
5D	NEW BUSINESS: <u>CERTIFICATE OF APPROPRIATENESS 14-4 HISTORIC DISTRICT: #16, Mark Arnold House</u> LOCATION: 26490 Drake PARCEL ID: 23-17-427-015 PROPOSAL: Additions and new detached garage APPLICANT: Christopher Bidigere OWNER: Christopher Bidigere	<p>The proponent and his architect, Jeffery Scott, furnished basic drawings illustrating the changes requested to the Historic District. Photographs were shown to help illustrate existing conditions.</p> <p>Rear porch expansion to cover the new entrance, topographical issues to the south that must be addressed, driveway width and sharing with the neighbor to the north, garage placement on the lot, materials contemplated to be used, existing trees to be removed, and differentiating the new construction from the historic portion(s) were reviewed.</p> <p>New windows will replicate the looks of existing windows, but with new double hung energy efficient windows throughout the project; vertical siding will be installed to differentiate from the historic horizontal siding, including the garage.</p> <p>Commissioner Johnston asked whether the existing shed was historic, and that is still an unknown. Revisions to the rear windows are planned due to the interior use planned at that location.</p> <p>Chairman Olson requested samples of all new materials to be furnished for the Commission's review at the next meeting.</p>	MOTION BY: MILLINGTON SUPPORT BY: HEGARTY MOTION TO APPROVE REQUEST PER PLANS SUBMITTED ON 9-10-14 WITH THE FOLLOWING CONDITIONS: <ol style="list-style-type: none"> 1. THE EXTERIOR APPEARANCE OF THE DETACHED GARAGE SHALL MATCH THE ADDITION TO THE HOME. 2. EXTERNAL FINISHING MATERIALS INCLUDING BUT NOT LIMITED TO WINDOWS, HARDI-BOARD SIDING, AND FOUNDATION FASCIA TREATMENT, FOR ENTIRE HOME SHALL BE SUBMITTED TO THE HDC FOR REVIEW AND APPROVAL 3. SPECIAL ATTENTION TO SECRETARY OF INTERIOR STANDARDS 4,9,&10 MOTION CARRIED: 4-1-0: COMMISSIONER JOHNSTON VOTED TO NOT APPROVE

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6A	POINTS OF INTEREST/UPDATES: Historic Designation Surveys	Dates were set for surveys at the potential new districts. 26291 Pillsbury was set for September 17 at 10 am. 29046 Millbrook was set for September 25. Both dates and times are subject to approval by the homeowners.	
6B	POINTS OF INTEREST/UPDATES: Orange Risdon Map	Commissioner Johnston to obtain samples of the various papers used for map reproduction along with cost figures for copies using each of these papers, including quantity pricing, for the next meeting.	
6C	POINTS OF INTEREST/UPDATES: Sarah Fisher Property	<p>Liaison Stec updated the Commission on progress made to obtain clearance to enter the property. A meeting is scheduled with the property owner(s) for September 30, 2014.</p> <p>Chairman Olson stated that if entry permission is not granted by October 7, 2014 as a result of the aforementioned meeting, the HDC will pursue legal actions to gain entry. The purpose is to review the building's condition(s) and assessing each building's potential for repurposing, presenting an affirmative approach for any developer interested in the property and its redevelopment.</p>	
6D	POINTS OF INTEREST/UPDATES: Publicity Opportunities	<p>Outlines for video shoots to be worked up setting a common format covering necessary information to obtain.</p> <p>Installation of the Edward Beals marker would be an opportunity; post can be set in ground now before new marker arrives.</p>	
6E	POINTS OF INTEREST/UPDATES: Reference Materials Long term Storage	<p>Liaison Stec to itemize the box's content, draft a checkout sheet for the files and bring the first 6-files to the next meeting for Commissioner's review.</p> <p>Commissioner Hegarty will investigate having a college intern assist in the process of file review and cross-referencing.</p>	
7A	CORRESPONDENCE:	Mail was distributed.	
8	PUBLIC COMMENTS:		
9	COMMISSIONER COMMENTS:	Commissioner Johnston informed the commission that the historical marker at 12 Mile and Inkster has been knocked down; Liaison Stec to inform the Historical Commission of same.	

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		Commissioner Millington questioned why the City installed paver bricks for the sidewalks at Drake and 12 Mile Road. Some significance to that intersection? Cost factor of brick pavers is being questioned by City Administration.	
10A	APPROVAL OF MINUTES: August 13, 2014		MOTION BY: HEGARTY SUPPORT BY: KLEMMER AUGUST 13, 2014 MINUTES APPROVED WITH MINOR GRAMMATICAL CORRECTIONS. MOTION CARRIED: UNANIMOUS
12	ADJOURNMENT:	Meeting adjourned at 10:00 pm	
	MINUTES PREPARED BY	Commission Secretary Millington	